

GARY SOUTOULLO SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

Fire-Rescue Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 3-lot, 2.6± acre subdivision which is located at the Northeast corner of Fordham Road and Leroy Stevens Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and individual septic systems.

The purpose of this application is to create 3 legal lots of record from a single metes-and-bounds parcel.

The proposed lot fronts both Leroy Stevens Road and Fordham Road. Leroy Stevens Road is a minor street that requires an 80' wide right-of-way width. The existing right-of-way width is depicted as 80' on the preliminary plat and should be retained on the Final Plat, if approved. Fordham Road, a paved minor street without curb and gutter, requires a 60' right-of-way width. The existing right-of-way width is depicted as 60' on the preliminary plat and should be retained on the Final Plat, if approved.

Currently, there is a residence and storage structure located on the property. The portion of the property containing both the residential and storage structures will be retained on the proposed Lot 2, and the remaining vacant areas of land to the North and East of the proposed Lot 2 will become Lots 1 and 3 respectively.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lot appears to exceed the 15,000 square foot minimum lot size requirements for lots served by public water and private sanitary sewer systems. The lot size information is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

The 25-foot minimum building setback line is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

The plat depicts dedication of a corner radius at the intersection of Leroy Stevens Road and Fordham Road in compliance with Section V.D.6. of the Subdivision Regulations. The dedicated corner radius should be retained on the Final Plat if approved.

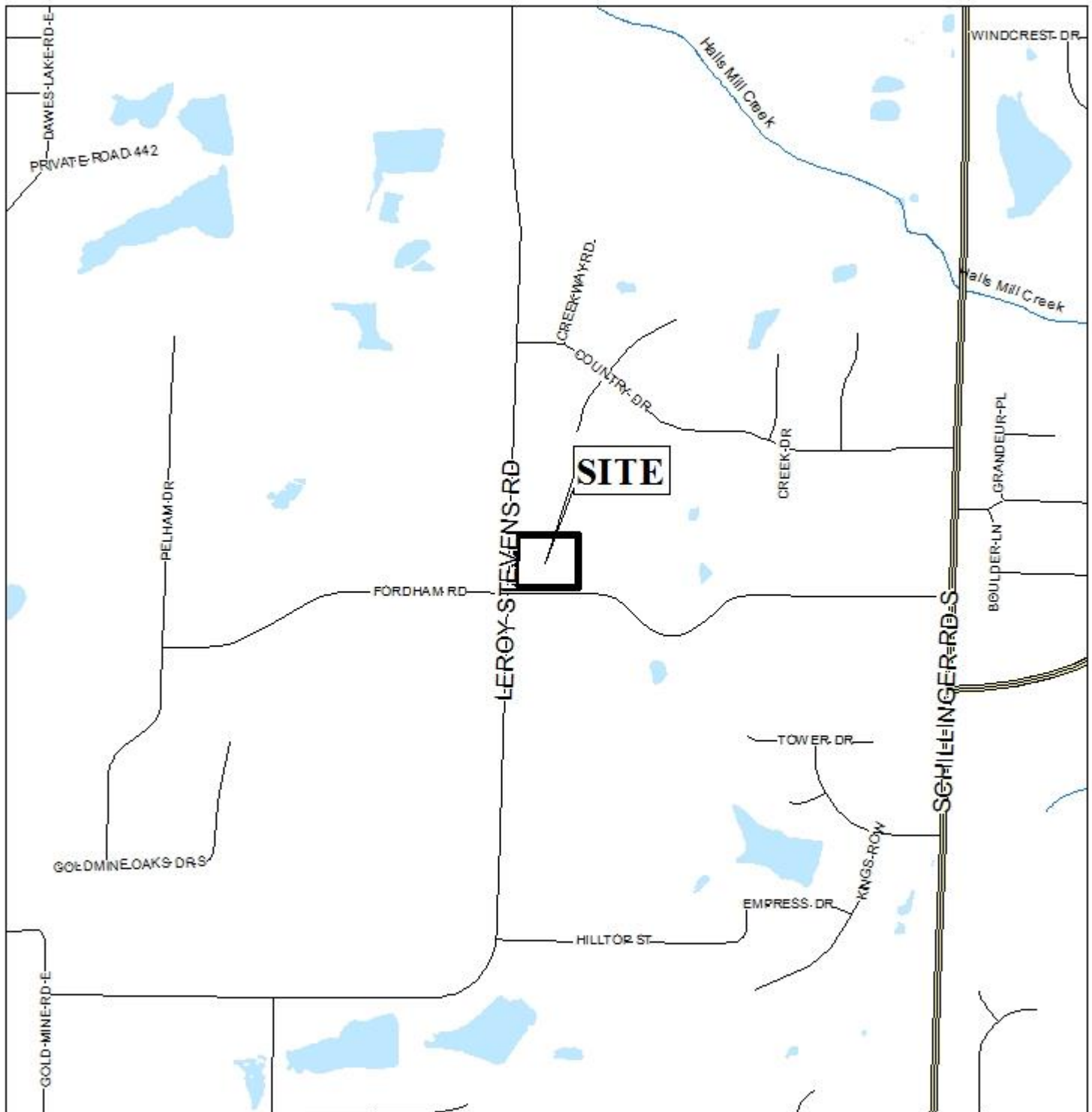
As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot 1 is limited to one curb cut to Leroy Stevens Road and that Lot 2 and Lot 3 are limited to 1 curb-cut each to Fordham Road, with the size, design and location of the new curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County; therefore, any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. A note should be placed on the Final Plat, if approved.

Based upon the preceding, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Retention of the existing 80' right-of-way width along Leroy Stevens Road;
- 2) Retention of the existing 60' right-of-way width along Fordham Road;
- 3) Retention of the 25-foot minimum building setback line on the Final Plat;
- 4) Dedication of the corner radius at the intersection of Leroy Stevens Road and Fordham Road in compliance with Section V.D.6. of the Subdivision Regulations, as shown on the preliminary plat;
- 5) Retention of the lot size information on the Final Plat;
- 6) Placement of a note on the Final Plat stating that the proposed Lot 1 is limited to one curb cut to Leroy Stevens Road and that Lot 2 and Lot 3 are limited to 1 curb-cut each to Fordham Road, with the size, design and location of the new curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) Placement of a note on the Final Plat stating this site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 8) Compliance with Engineering Comments and placement as a note on the Final Plat: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.);* and
- 9) Compliance with Fire Comments and placement of a note in the Final Plat: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*

LOCATOR MAP



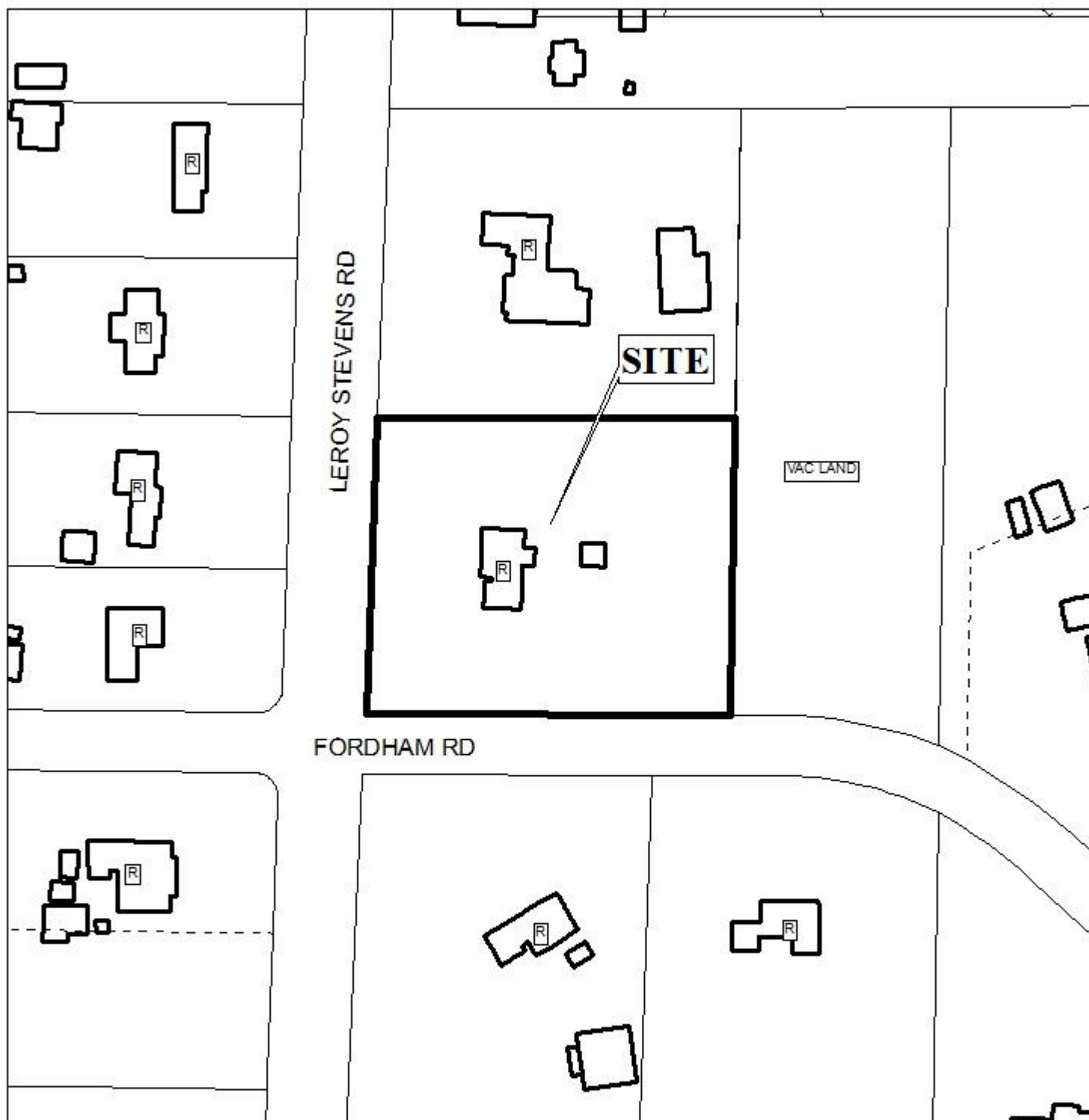
APPLICATION NUMBER 10 DATE December 3, 2015

APPLICANT Gary Soutoullo Subdivision

REQUEST Subdivision



GARY SOUTOULLA SUBDIVISION



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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



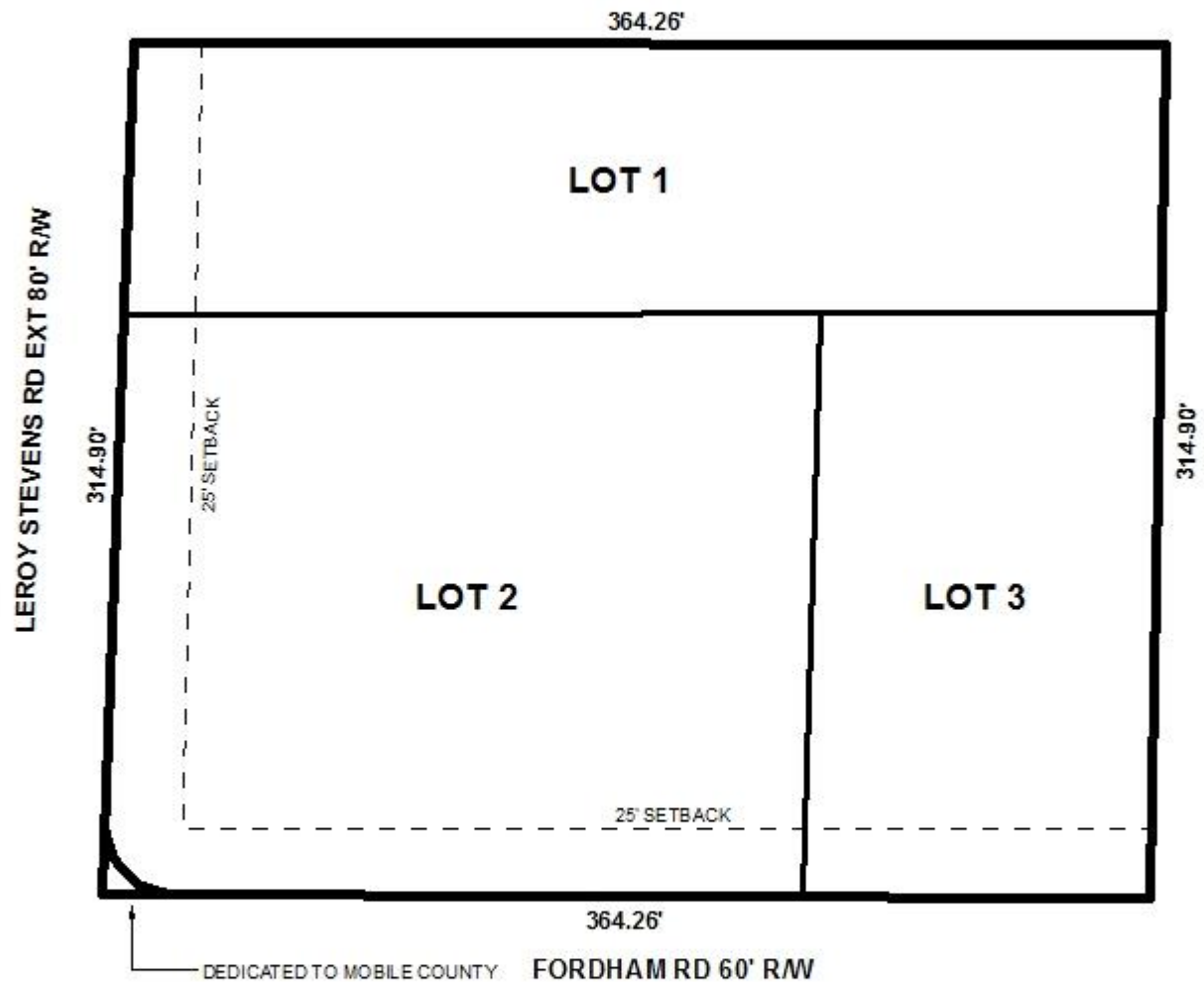
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DETAIL SITE PLAN



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