

SIMPSHUR 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has **NO** water or sewer services available.

The plat illustrates the proposed 2-lot, 2.3± acre subdivision which is located at the North side of Johnson Road South, 115'± West of Plantation Drive West, and is located within the planning jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to create two legal lots of record from one legal lot of record.

The applicant proposes that Lot 2 be a “flag” lot, with a 25 foot wide by 325'± long pole connecting the lot to Johnson Road South. There is currently one other “flag” lot adjacent to the site that was recorded in 1990 as part of the McMillan Addition to Johnson Road Estates.

It should be noted that the Lot 1 frontage dimension incorrectly includes the 25' wide “pole” for Lot 2. If approved, the dimension label for Lot 1 should be corrected.

A note should be placed on the Final Plat limiting each lot to one curb cut to Johnson Road South, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note reflecting this requirement should appear on the Final Plat.

This site is located in the County, thus 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. The note regarding this requirement should also appear on the Final Plat, if approved.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *“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.”* should be placed on the Final Plat.

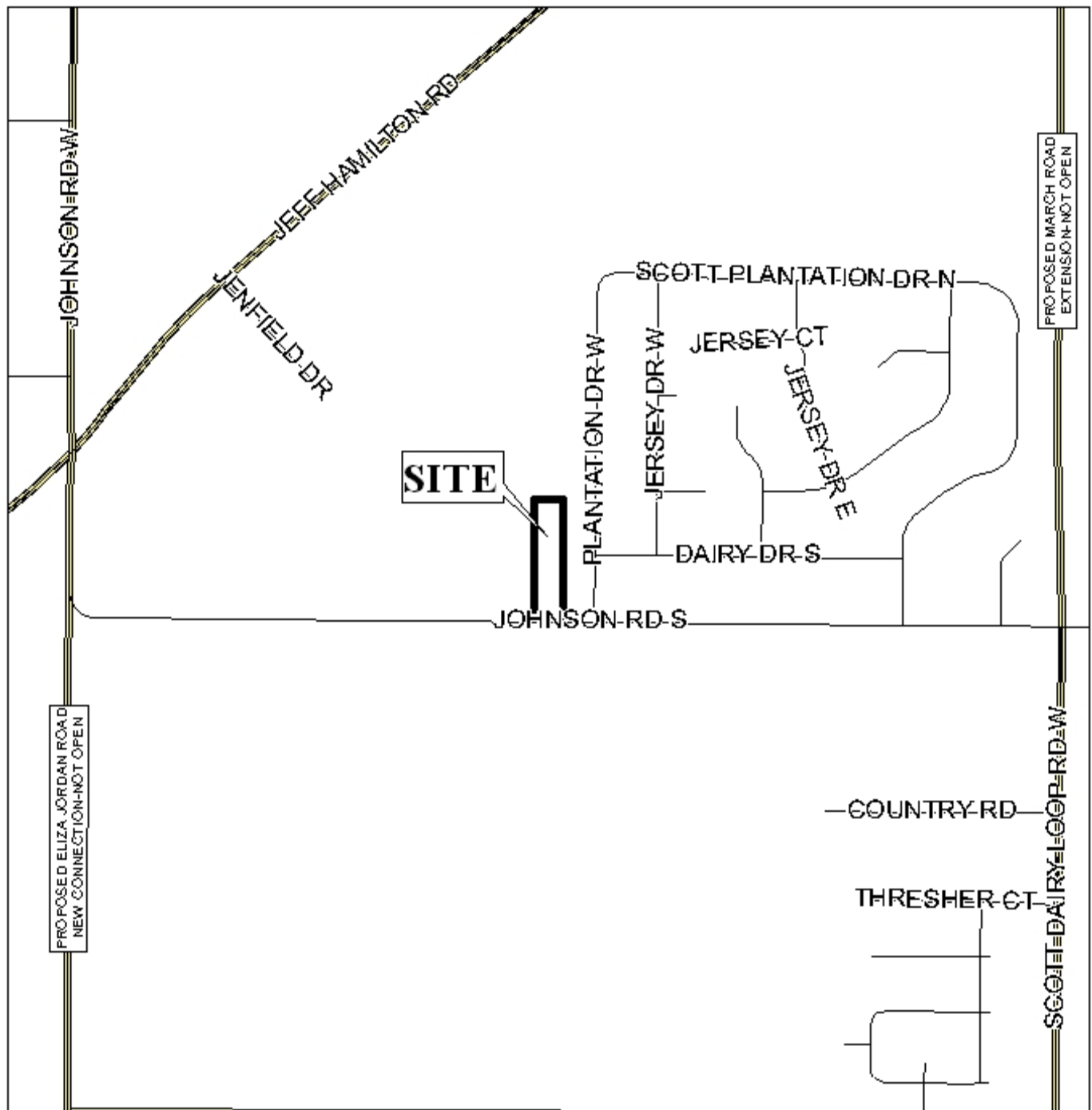
The lot size is not labeled in square feet or acres on the preliminary plat. This information should be labeled on the Final Plat, if approved.

The 25-foot minimum building setback is not shown preliminary plat. If approved, this should be illustrated and labeled for both lots on the Final Plat.

Based upon the preceding, the application is recommended for tentative approval subject to the following conditions:

- 1) correction of the frontage dimension label for Lot 1;
- 2) depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations;
- 3) placement of a label of the size of the proposed lots in square feet and acres on the Final Plat;
- 4) placement of a note on the Final Plat stating that 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;
- 5) placement of a note on the Final Plat to comply with the City of Mobile storm water and flood control ordinances (*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.*)
- 6) placement of a note on the Final Plat limiting the lots to one curb cut each to Johnson Road South, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and
- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

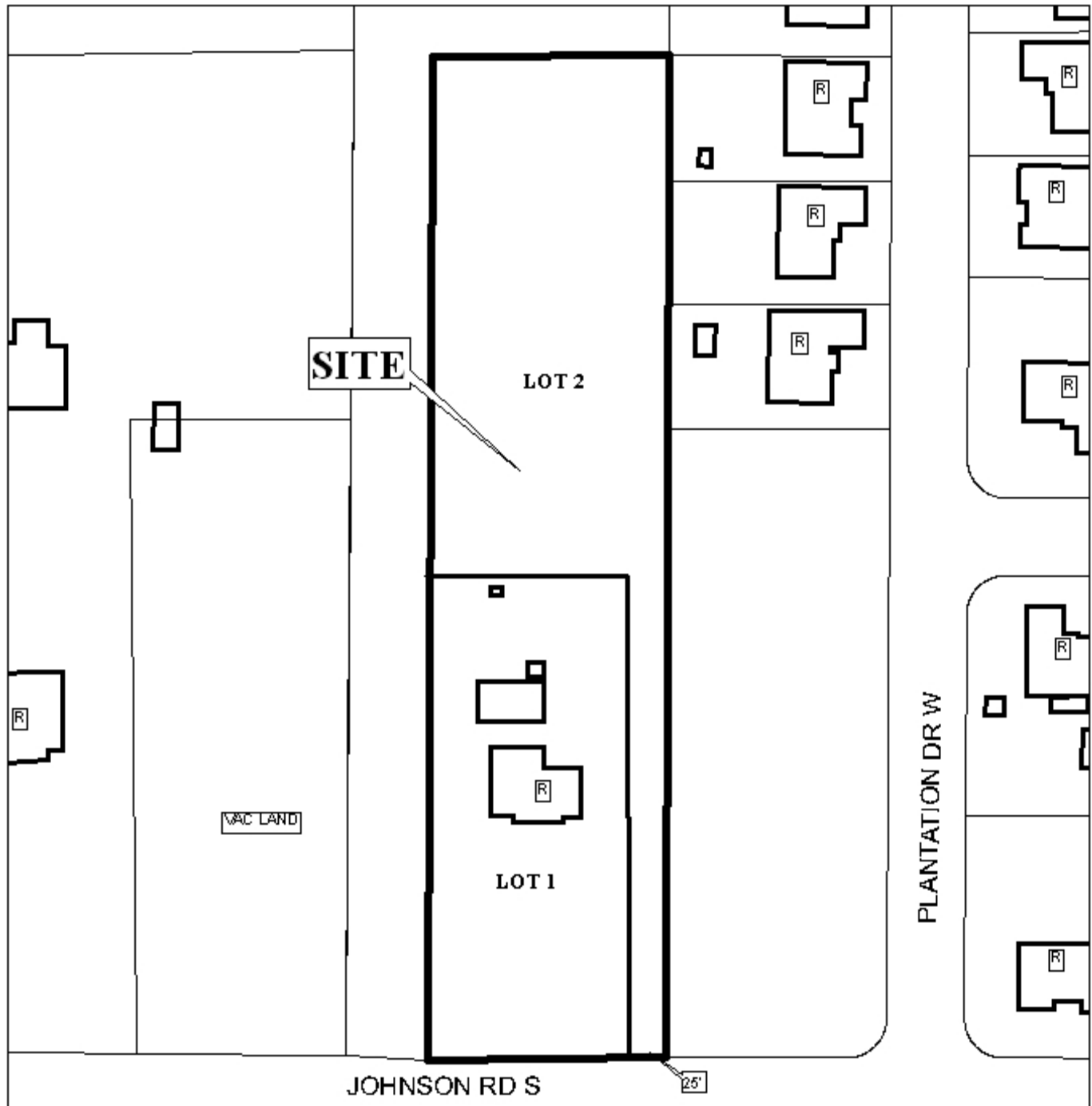
LOCATOR MAP



APPLICATION NUMBER 11 DATE October 6, 2011
APPLICANT Simpshur Subdivision
REQUEST Subdivision

N
NTS

SIMPSHUR SUBDIVISION



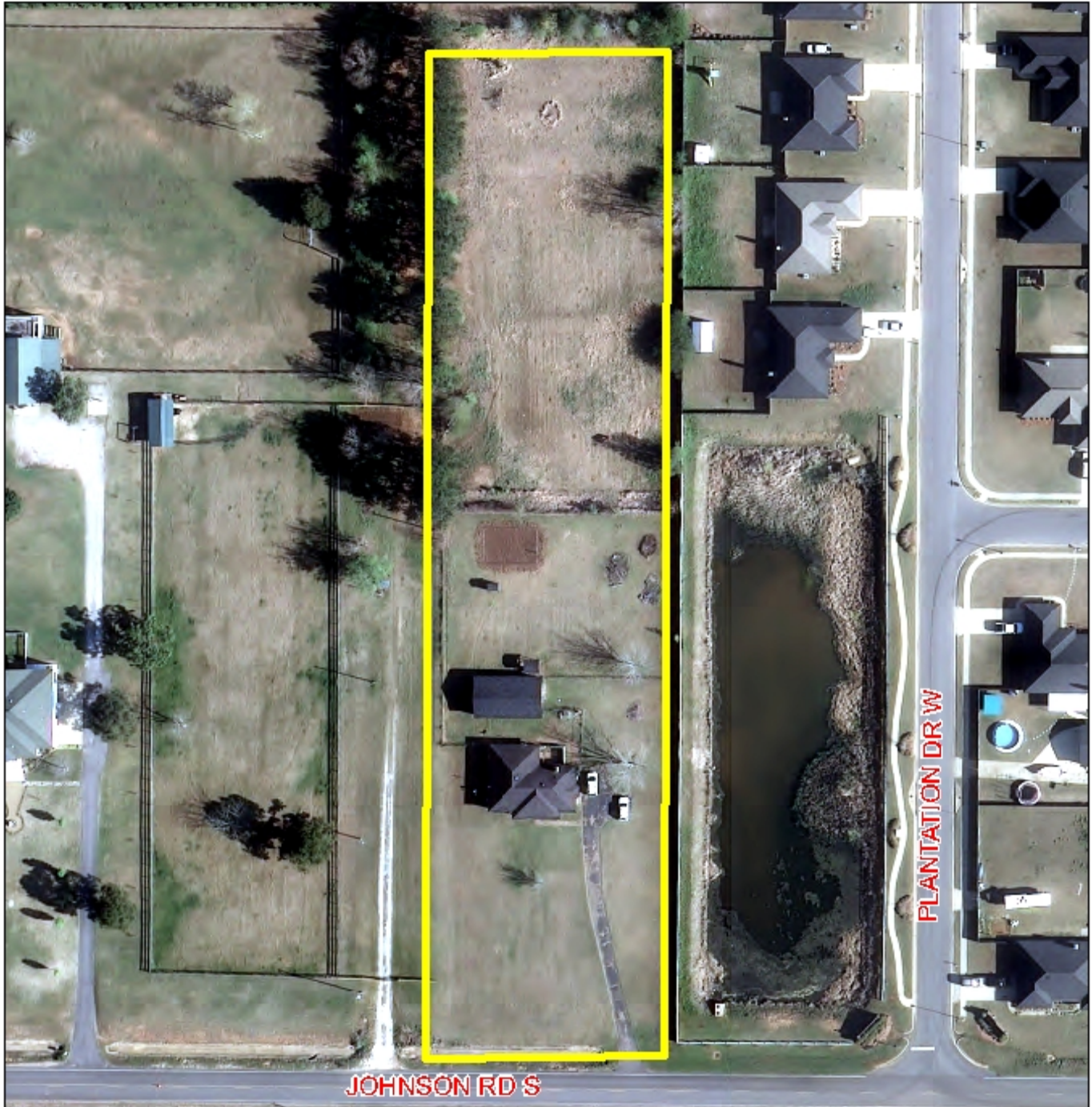
APPLICATION NUMBER 11 DATE October 6, 2011

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



SIMPSHUR SUBDIVISION



APPLICATION NUMBER 11 DATE October 6, 2011

