

MICHAEL EVANS 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.

The plat illustrates the proposed 2-lot, 6.0± acre subdivision which is located on the North side Old Pascagoula Road, 610'± West of Deb Busby Road, and is located within the planning jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The site has frontage on Old Pascagoula Road, for which the preliminary plat illustrates an inadequate right-of-way of 80-feet. Old Pascagoula Road should have a right-of-way of 100-feet West of Theodore Dawes Road, therefore, a dedication of 10-feet should be made to the city to provide adequate right-of-way. The 25-foot building setback and the lot sizes for Lots 1 and 2 should be adjusted to reflect the right-of-way dedication.

It should also be noted that the proposed Lot 1 is 197'± wide at the building setback line and 700.1'± deep. Section V.D.3. of the Subdivision Regulations states that the maximum depth of any lots, exclusive of unusable land shall not be more than 3.5 times the width at the building setback line. Using this calculation, proposed Lot 1 is 10.6'± deeper than allowed. Also, the currently proposed Lot 1 is a "flag" lot, with a 197'± foot wide by 300'± foot long pole connecting the lot to Old Pascagoula Road. There are currently two other "flag" lots in the area that were recorded when the area was outside the planning jurisdiction.

A portion of Lot 1 appears to contain wetlands and floodplains associated with a branch of Jackson Creek. The potential presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies for wetland and floodplain issues will be required prior to the issuance of any permits or land disturbance activities. A note should be placed on the Final Plat stating this requirement. The site will have to comply with the City of Mobile storm water and flood control ordinances.

The lot sizes are labeled in square feet on the preliminary plat. This information will be required on the Final Plat, if approved.

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 on preliminary plat reflects this requirement, and should also appear on the Final Plat.

The 25-foot minimum building setback is shown on the plat, and should be placed on the Final Plat, if approved.

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.

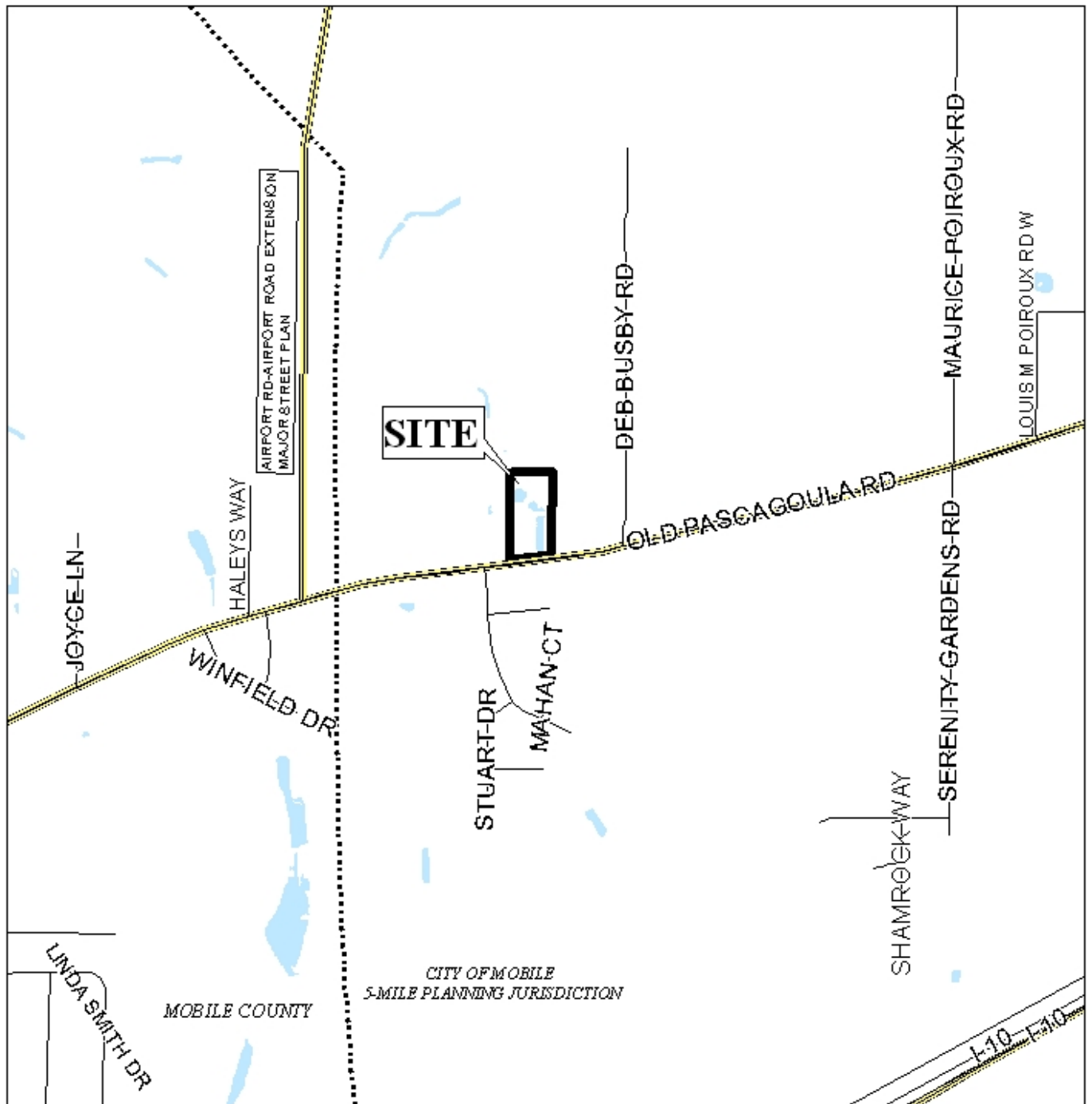
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *“Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of 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.

Based upon the preceding, the application is recommended for Tentative Approval with a waiver of Section V.D.3. of the Subdivision Regulations, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that each lot is limited to one curb-cut to Old Pascagoula Road, with the size, design and location to be approved by Mobile County Engineering;
- 2) dedication of 10-feet along Old Pascagoula Road;
- 3) correction of the legal descriptions for Lots 1 and 2 to reflect the dedication;
- 4) correction of lot sizes after dedication;
- 5) placement of the 25-foot minimum building setback line, and placement of the note on the Final Plat;
- 6) placement of a note on the Final Plat stating the subdivision *“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.”*;
- 7) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 8) placement of a note on the Final Plat stating that approval of all applicable federal, state and local agencies for wetland and floodplain issues will be required prior to the issuance of any permits or land disturbance activities;
- 9) 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; and

- 10) labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information, with changes as necessary due to dedications.

LOCATOR MAP



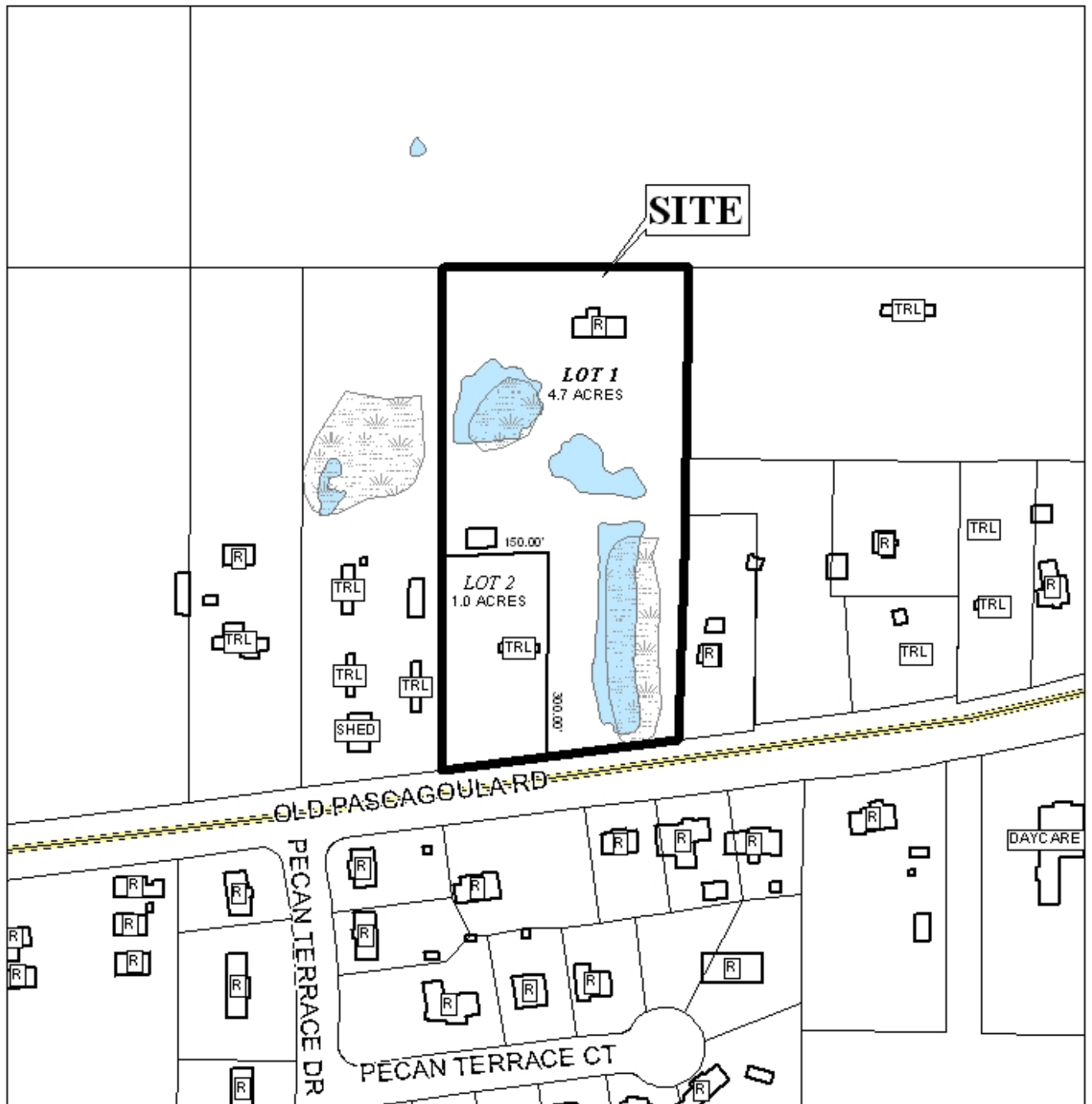
APPLICATION NUMBER 14 DATE May 19, 2011

APPLICANT Michael Evans Subdivision

REQUEST Subdivision



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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
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APPLICATION NUMBER 14 DATE May 19, 2011

