

## **AHEPA IX SUBDIVISION, RESUBDIVISION OF THE RESUBDIVISION OF LOT 1**

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: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has only sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 7.0± acre, 2-lot subdivision which is located on the North side of Old Pascagoula Road, ¼ mile± West of Theodore-Dawes Road, within the Subdivision Planning Jurisdiction. The site is served by public water and sanitary facilities.

The purpose of this application is to subdivide an existing lot of record into two lots.

Lot 1 fronts Old Pascagoula Road, which is a planned major street with an existing right-of-way in compliance with the Major Street Plan. As a means of access management, Lot 1 should be limited to the existing curb cut on Old Pascagoula Road. Lot 2 fronts an unopened, unnamed public right-of-way street stub off the South side of Garden Grove Drive. Construction of a street to County standards within the stub would be required for access to Lot 2 prior to the signing of the final plat. The 25' minimum building setback lines indicated along Old Pascagoula Road and the unopened street stub on the North property line as indicated on the preliminary plat and the recorded plat of the Resubdivision of Lot 1, Ahepa IX Subdivision should also be indicated on the final plat of this application.

The lots are labeled with their sizes in acres, and should also be so labeled on the final plat, or a table should be provided furnishing the same information.

While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits.

The site may contain federally listed endangered or threatened species, such as the gopher tortoise, or protected non-game species. Development of the site must be undertaken in

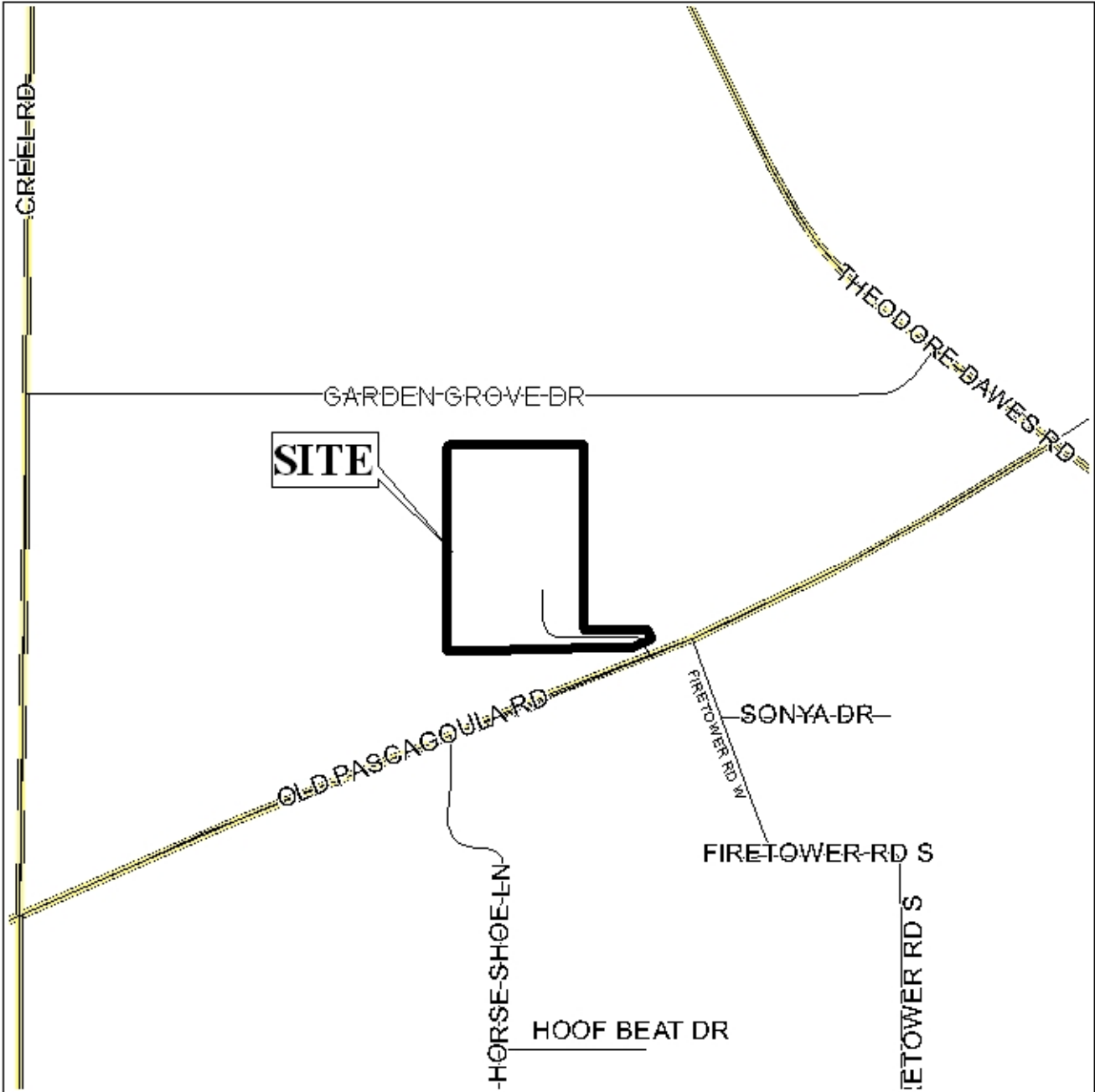
compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected flora and fauna.

This site is located in Mobile County, thus a note should be placed 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.7. of the Subdivision Regulations.

Based on the preceding, the plat meets the requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 1 is limited to the existing curb cut to Old Pascagoula Road;
- 2) construction of a road within the unopened, unnamed street stub off Garden Grove Drive to the North property line, and acceptance of such by Mobile County prior to the signing of the final plat;
- 3) depiction of the 25' minimum building setback lines along Old Pascagoula Road and the street stub off Garden Grove Drive along the North property line;
- 4) labeling of each lot with its size in acreage, or the provision of a table on the final plat furnishing the same information;
- 5) the placement of a note on the final plat stating that the development will 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 a letter 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 signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 6) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna; and
- 7) the 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.7 of the Subdivision Regulations.

# LOCATOR MAP



APPLICATION NUMBER 17 DATE January 17, 2008

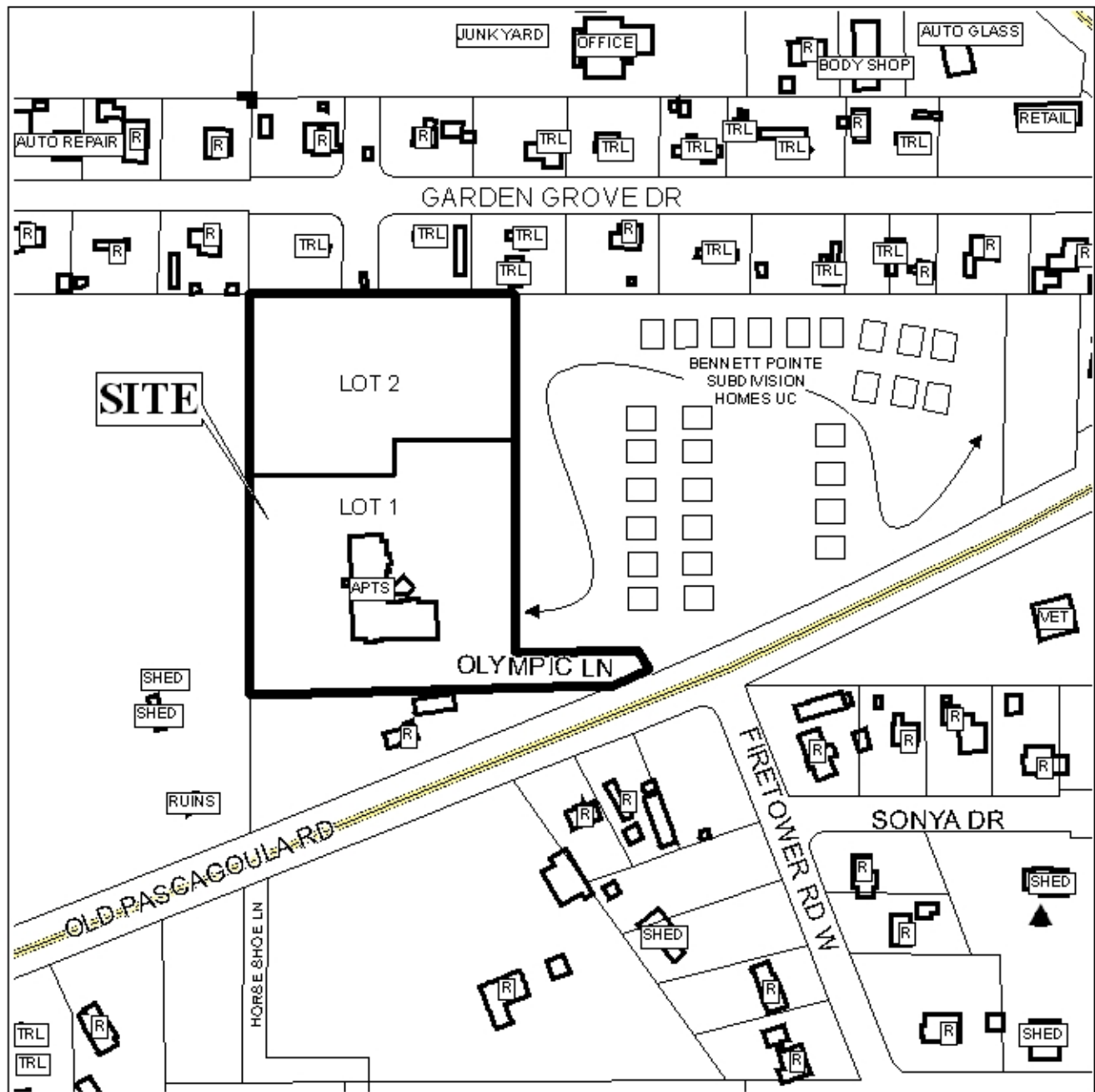
APPLICANT AHEPA IX Subdivision, Resubdivision of the Resubdivision of Lot 1

REQUEST Subdivision



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# AHEPA IX SUBDIVISION, RESUBDIVISION OF THE RESUBDIVISION OF LOT 1



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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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