

## **ADDITION TO TERRY POIROUX FAMILY** **DIVISION 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: 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: MAWSS has **No** water or sewer services available.

The preliminary plat illustrates the proposed 1-lot, 0.5± acre subdivision located on the East side of Maurice Poiroux Road, 1/2± mile North of Old Pascagoula Road, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and an individual septic system. The purpose of this application is to create one legal lot of record from one metes-and-bounds parcel. An 18.9 acre portion of the parent parcel is labeled as “reserved for future development.”

The site has frontage on Maurice Poiroux Road to the West, a minor street without curb and gutter requiring a 60’ right-of-way. The preliminary plat illustrates sufficient right-of-way, therefore no dedication is required.

As a means of access management, a note should be required on the Final Plat stating that the lot is limited to one curb cut to Maurice Poiroux Road, with its size, location and design to be approved by Mobile County Engineering, and conform to AASHTO standards.

The preliminary plat indicates a 25’ building setback line the proposed lot as required by Section V.D.9. of the Subdivision Regulations. If approved, this information should be retained on the Final Plat.

The 21,700± s.f. lot meets the minimum size requirement of the Subdivision Regulations and is labeled in both square feet and acres. If approved this information should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

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. A note regarding this requirement should appear on the Final Plat, if approved.

The “future development area” includes the proposed route of a proposed major street, the McDonald Road-McFarland Road Connector. Due to a requested right-of-way width of 120 feet, the applicant should coordinate with Mobile County Engineering prior to any subdivision of the future development area.

Based on the preceding, the proposed plat is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the lot is limited to one curb cut to Maurice Poiroux Road, with its size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 2) retention of the 25' building setback line on the Final Plat;
- 3) retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 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) compliance with the Mobile County 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."*; and
- 6) compliance with Fire Department comments: *"Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)."*; and
- 7) coordinate with Mobile County Engineering prior to any request to subdivide the "future development area" due to the proposed route of the McDonald Road-McFarland Road Connector major street.

# LOCATOR MAP



APPLICATION NUMBER 5 DATE February 16, 2017  
APPLICANT Terry Poiroux Family Division Subdivision, Addition to  
REQUEST Subdivision



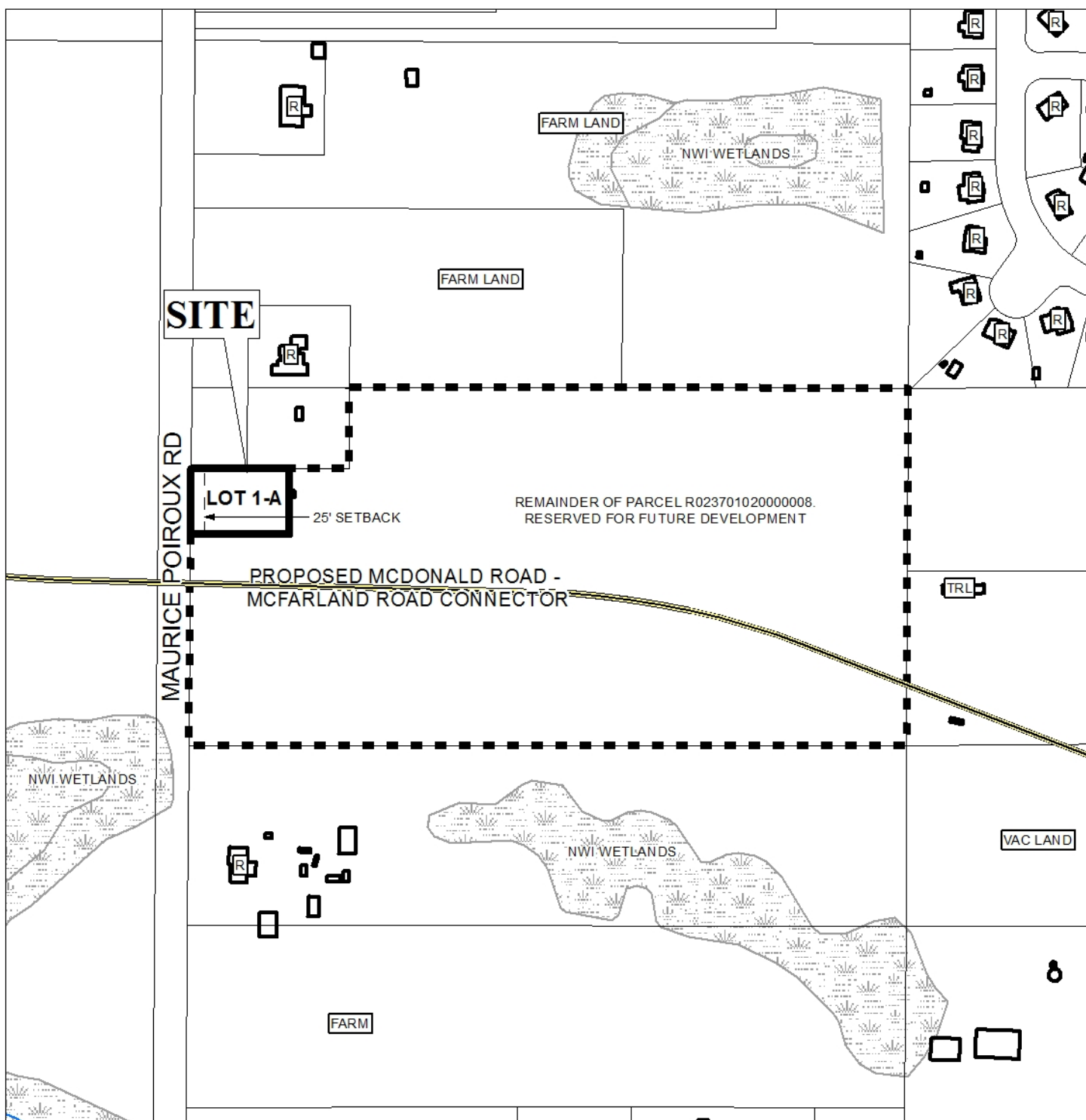
# LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE February 16, 2017  
APPLICANT Terry Poiroux Family Division Subdivision, Addition to  
REQUEST Subdivision



# TERRY POIROUX FAMILY DIVISION SUBDIVISION, ADDITION TO



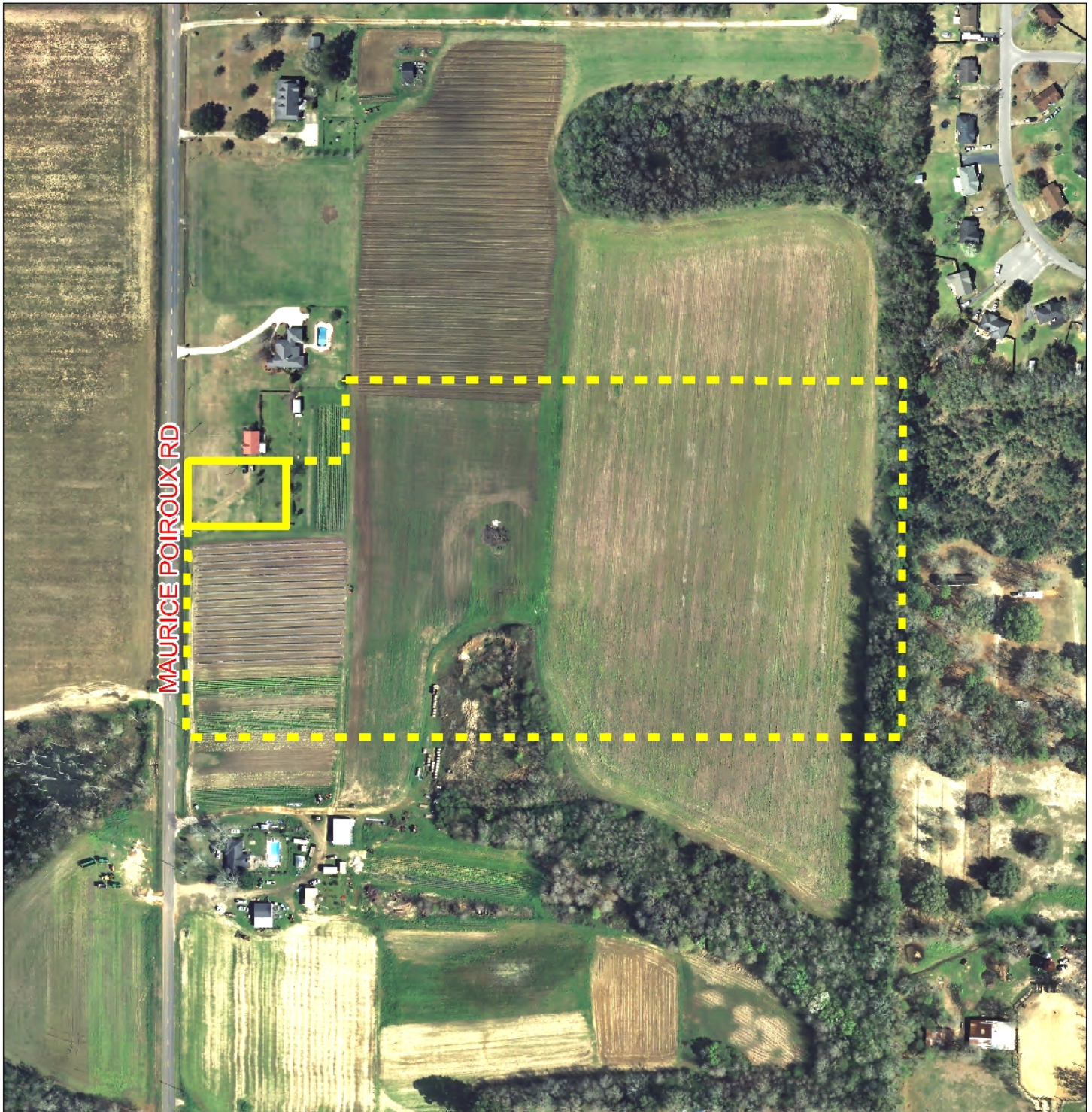
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





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APPLICATION NUMBER 5 DATE February 16, 2017

