

JERRY POOLE SUBDIVISION, 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: No comments submitted.

MAWWS Comments: No comments submitted.

The plat illustrates the proposed 2 lot, 2.6± acre subdivision which is located on the North side of Half Mile Road, 150'± West of Farnell Road, in the recently expanded Planning Jurisdiction. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide an existing lot of record into two lots of record. Jerry Poole Subdivision was recorded in September, 2008, prior to the area becoming part of the expanded Planning Jurisdiction due to the Theodore annexation.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. The proposed lot sizes are indicated on the plat and should also be indicated on the final plat.

The site is located on Half Mile Road with an 80' right-of-way. Half Mile Road is a component of the Major Road Plan with a planned 100' right-of-way. The previous recording of Jerry Poole Subdivision was via County approval, not Mobile City Planning Commission, and dedication was not required. Since dedication was not initially required, dedication should not be required with this resubdivision. However, the recorded 25' minimum building setback line should be revised to 35' to provide 25' from the future right-of-way line of Half Mile Road. Each lot should be limited to one curb cut, with the size, location, and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed 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 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

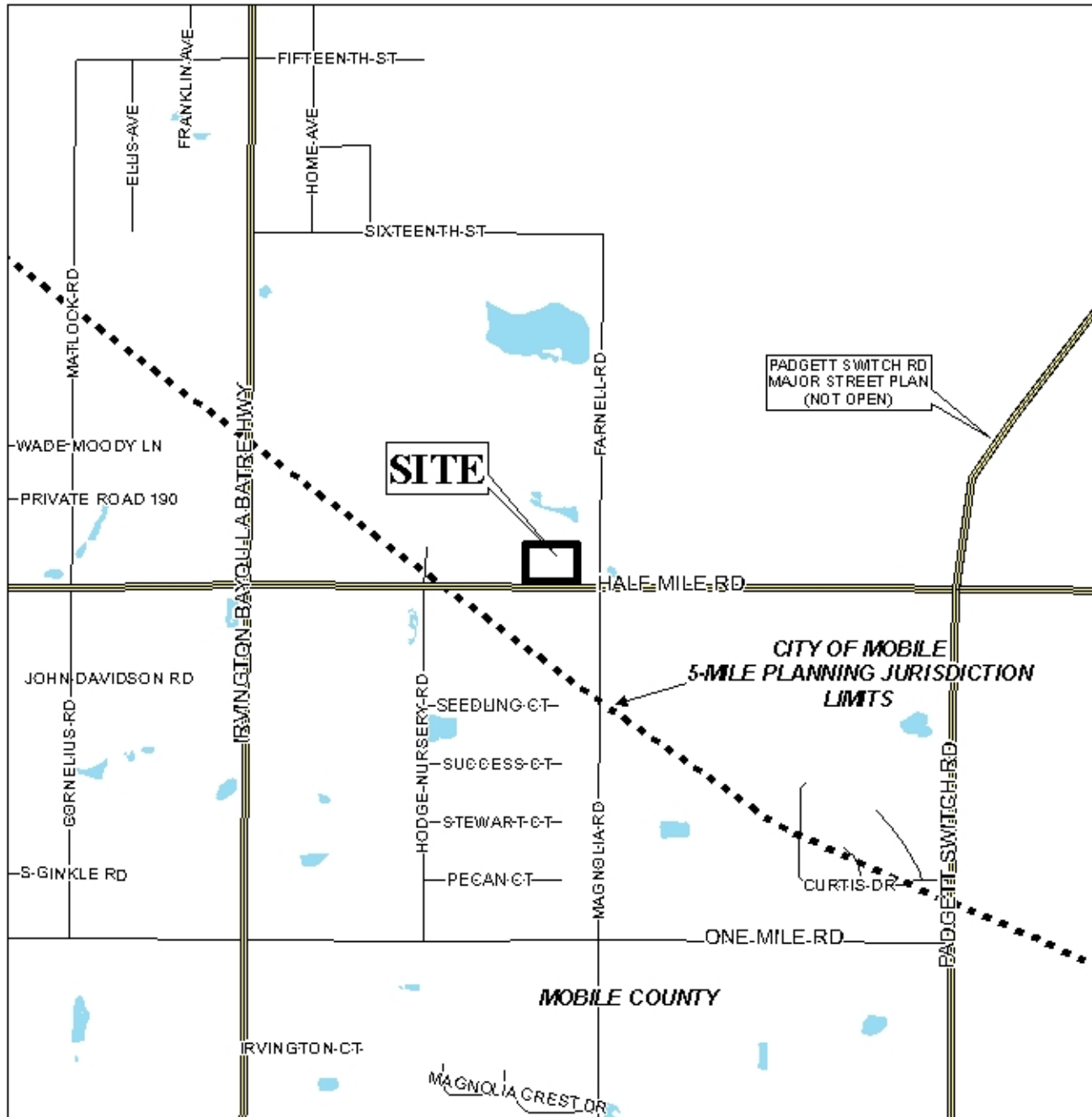
A note should be required on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provided a buffer, in compliance

with Section V.A.7 of the Subdivision Regulations. 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.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval subject to the following conditions:

- 1) labeling of each lot with its size in square feet and acres, or the provision of a table on the final plat furnishing the same information;
- 2) revision of the plat to illustrate a 35' minimum building setback line along Half Mile Road in order to provide 25' from the future right-of-way line;
- 3) placement of a note on the final plat stating that each lot is limited to one curb cut to Half Mile Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 4) 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 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 5) placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provided a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; and
- 6) 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.

LOCATOR MAP



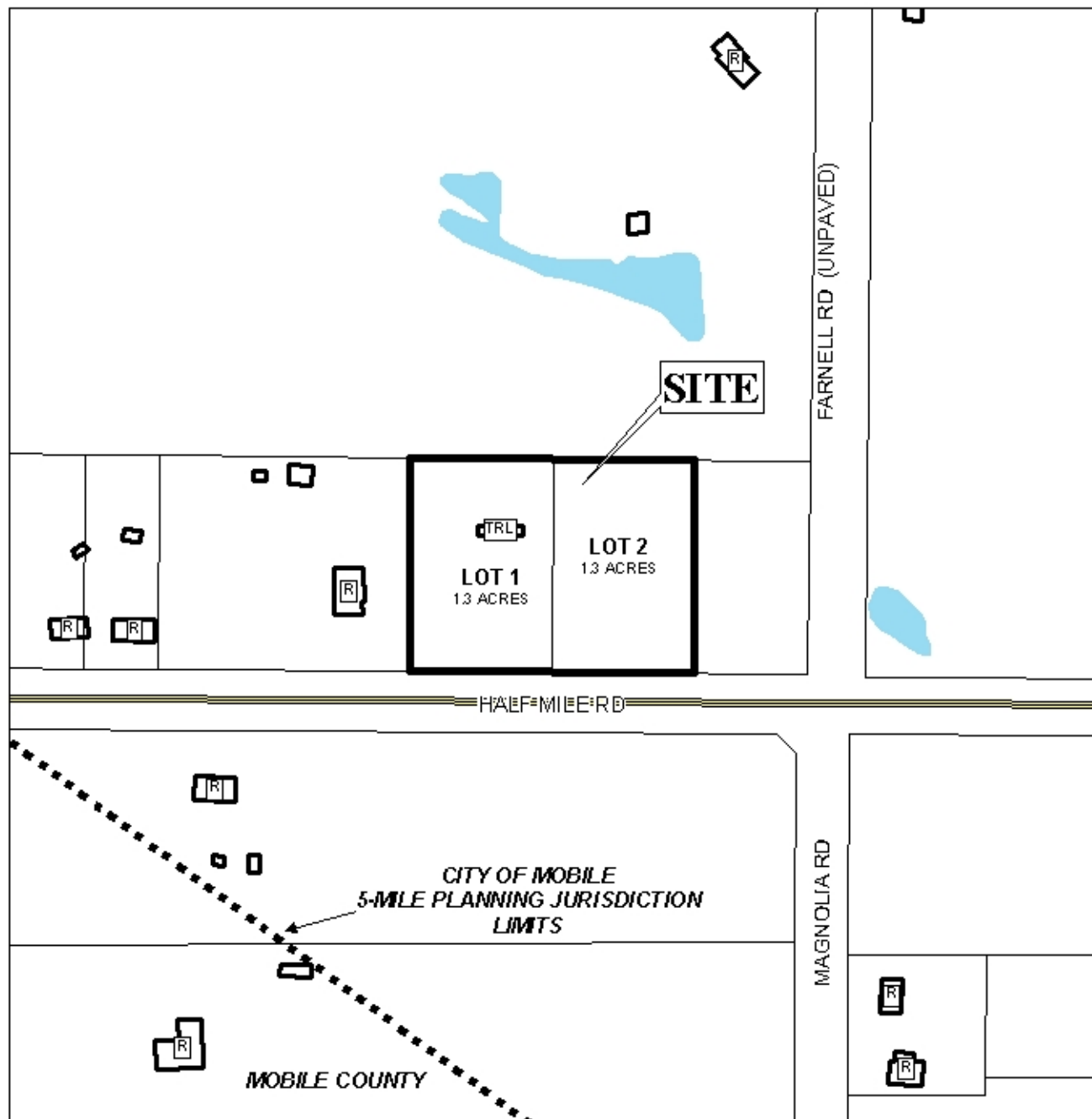
APPLICATION NUMBER 21 DATE June 4, 2009

APPLICANT Jerry Poole Subdivision, Resubdivision of Lot 1

REQUEST Subdivision

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JERRY POOLE SUBDIVISION, RESUBDIVISION OF LOT 1



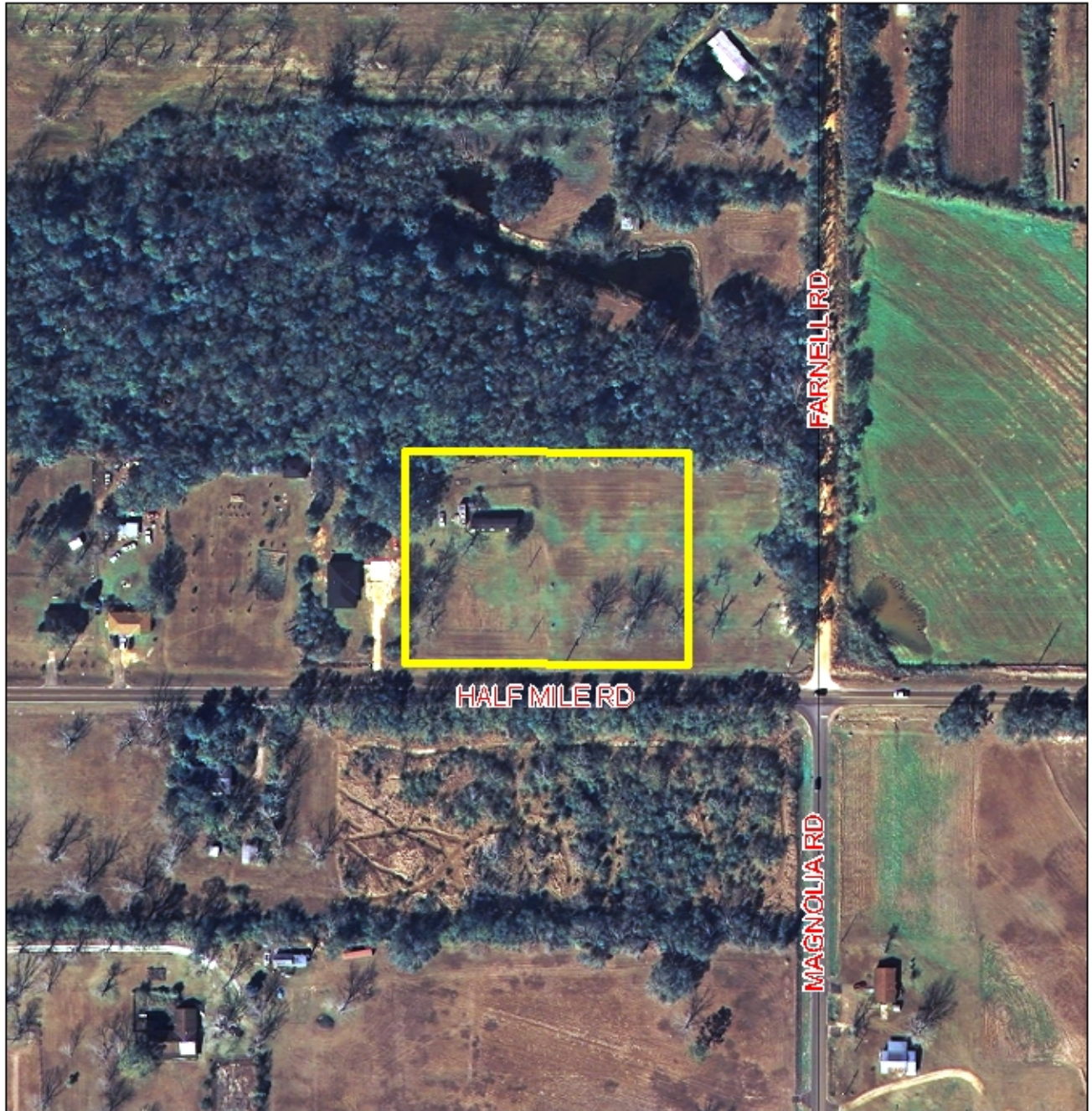
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LEGEND

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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