

OLD PASCAGOULA ROAD 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 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. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: MAWSS has NO water or sewer service available.

The plat illustrates the proposed 6.5± acre, 2 lot subdivision, which is located on the Northwest corner of Old Pascagoula Road and Creel Road. The applicant does not elaborate on the water facilities for the property, however, each lot exceeds the minimum size required for properties lacking public water and sanitary sewer facilities.

The purpose of this application is to subdivide a metes and bounds parcel into two legal lots.

According to the Mobile County Tax Assessor's website, the parcel was created in 1981, prior to the county's enforcement of the Subdivision Regulations.

The site fronts both Old Pascagoula Road and Creel Road, both major streets that will require additional dedication. Old Pascagoula Road currently has a right-of-way width of approximately 80' therefore 10' of dedication will be required. In addition, Creel Road has a right-of-way width of approximately 60' therefore 20' of dedication will be required.

Proposed Lot 1 has approximately 177' of frontage along Creel Road and approximately 282' of frontage onto Old Pascagoula Road. In addition, proposed Lot 2 has approximately 330' of frontage along Old Pascagoula Road. As a means of access management, a note should be placed on the final plat, if approved, stating that Lot 1 is limited to one curb cut onto Creel Road and one curb cut onto Old Pascagoula Road and Lot 2 is limited to two curb cuts onto Old Pascagoula with the size, location, and design of each curb cut to be approved by County Engineering.

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.

In addition, the plat should be revised to depict the 25' minimum building setback line along all street frontages, after dedication.

It should be noted that the legal description for the subdivision has been broken down into separate descriptions for proposed lot 1 and proposed lot 2. The plat should be revised to give one legal description for the entire boundary of the subdivision.

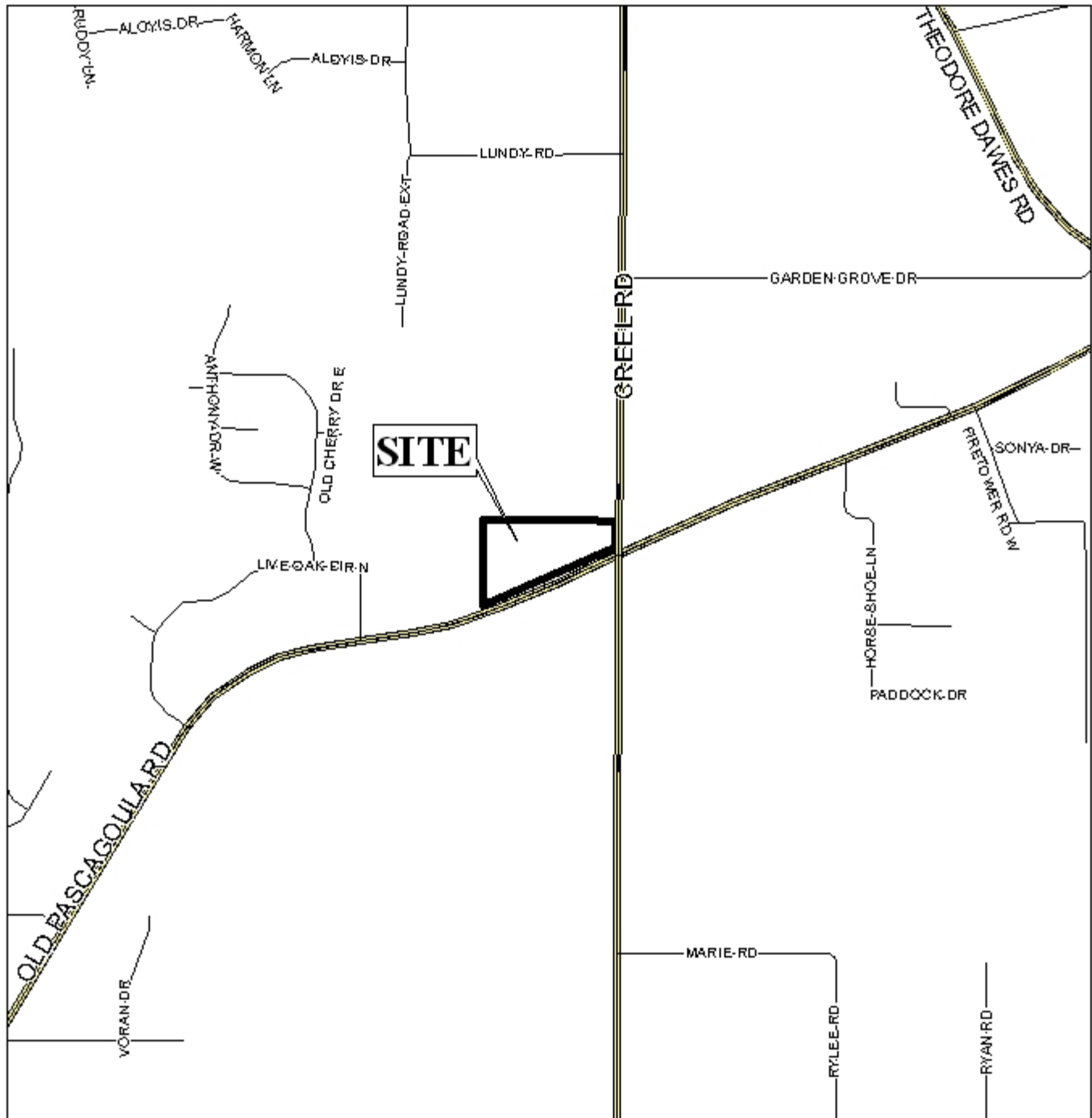
While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City 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.

Finally, 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.

Based on the preceding, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Dedication of sufficient right-of-way widths along Old Pascagoula Road and Creel Road to provide 50' from the centerline;
- 2) Placement of a note on the final plat stating that Lot 1 is limited to one curb cut onto Creel Road and one curb cut onto Old Pascagoula Road and Lot 2 is limited to two curb cuts onto Old Pascagoula Road with the size, location and design of all curb cuts to be approved by County Engineering;
- 3) Revision of the plat to depict the 25' minimum building setback line across all street frontages;
- 4) placement of a note on the 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) correction of legal description along North property line;
- 6) 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; and
- 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.

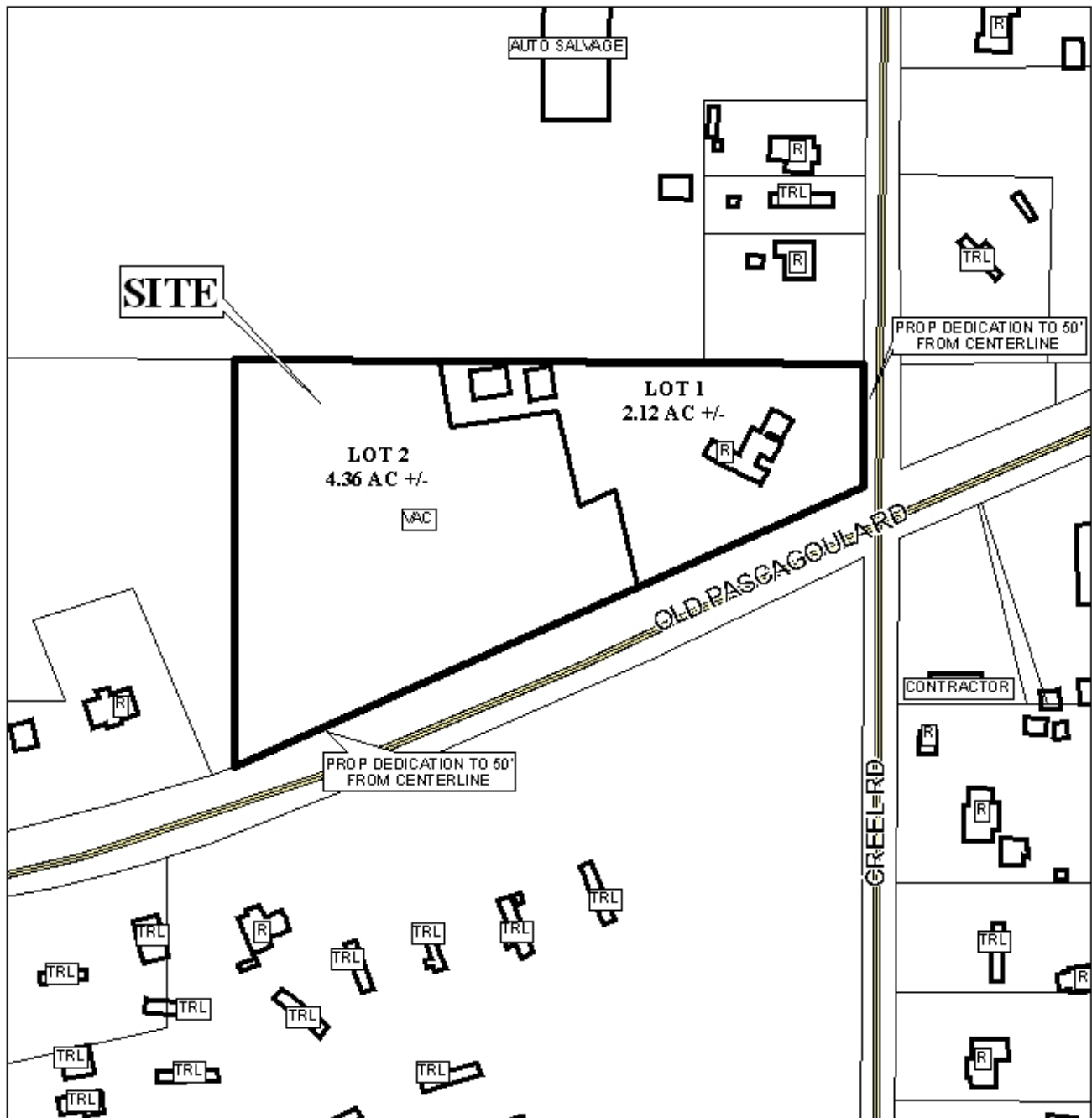
LOCATOR MAP



APPLICATION NUMBER 22 DATE October 16, 2008
APPLICANT Old Pascagoula Road Subdivision
REQUEST Subdivision

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OLD PASCAGOULA ROAD SUBDIVISION



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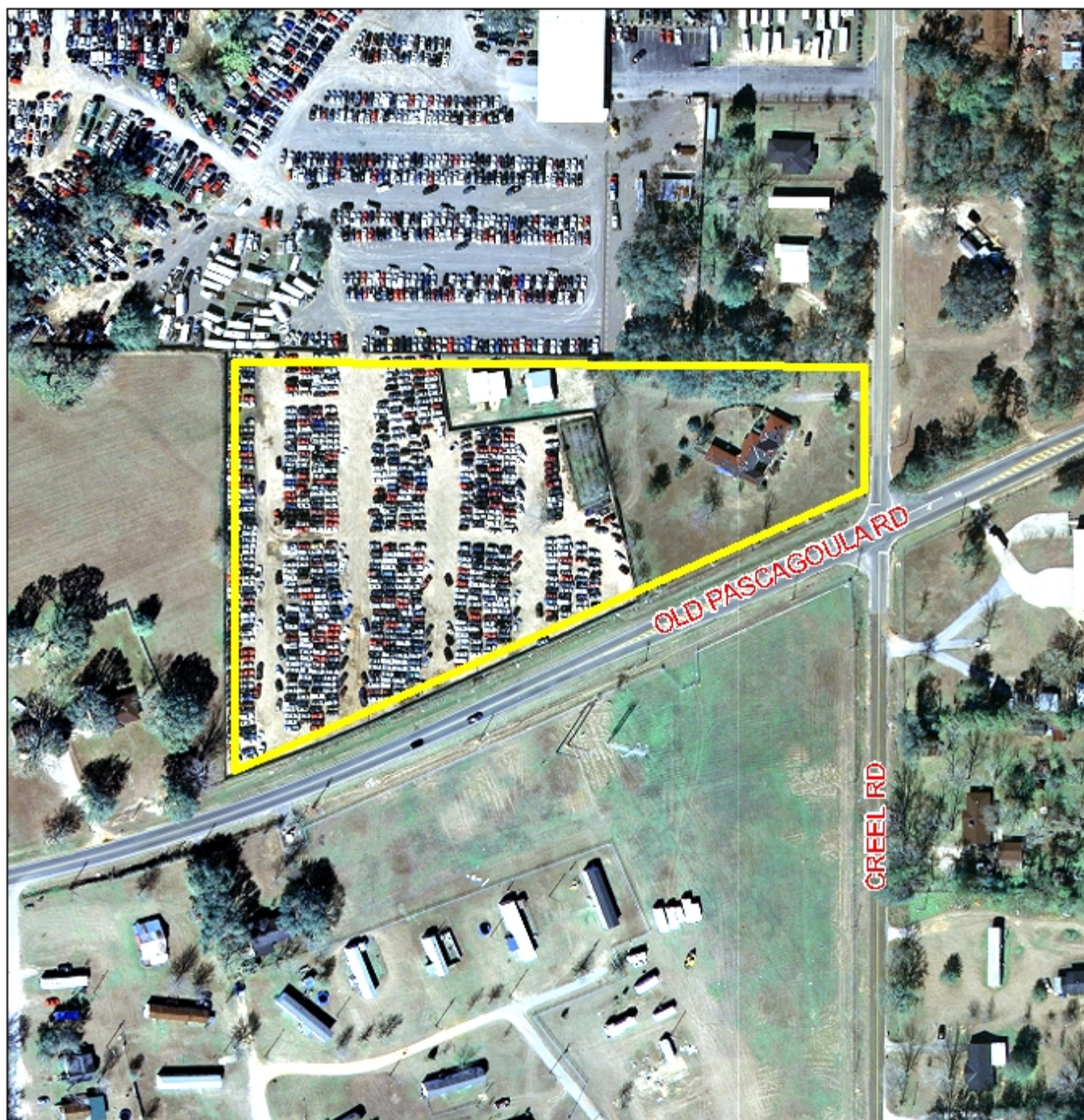
LEGEND

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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