

PYLANT 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: 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.

MAWWS Comments: No comments.

The plat illustrates the proposed 3 lot, 6.02 ± acre subdivision which is located at 3371 Fowl River Road (Southside of Fowl River Road, 322'± West of Pelican Bay Drive). The applicant states that the subdivision is served by public water and individual septic tanks.

The purpose of this application is to create 3 legal lots of record from an existing metes and bounds parcel.

The proposed lots meets the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. The proposed lot size is indicated (in square feet) on the plat and should be retained on the final plat, if approved.

The proposed Lot 1 and Lot 2 meet the requirements of Section V.D.3 of the Subdivision Regulations regarding the maximum depth of lots, albeit barely for the proposed Lot 1. The proposed Lot 3, however does not meet this requirement. The proposed Lot 3 is 75 feet wide at the setback line, and it is 343.29 feet deep. The maximum depth allowed for a 75-foot wide lot is 262.5 feet. It should be noted that to the northwest of the site, there are several existing lots which would not meet the width to depth requirements of the Subdivision Regulations, therefore, a waiver of Section V.D.3 may be appropriate.

The 25-foot minimum building setback line is shown on the plat, and should be retained on the final plat, if approved.

The site fronts Fowl River Road, a minor street, not provided with curb and gutter. The plat depicts an adequate 60-foot right-of-way for Fowl River Road, therefore, no dedication should be required.

The site currently has one curb cut to Fowl River Road. A note should be placed on the final plat limiting each lot to one curb cut to Fowl River Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering.

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, if approved, 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.

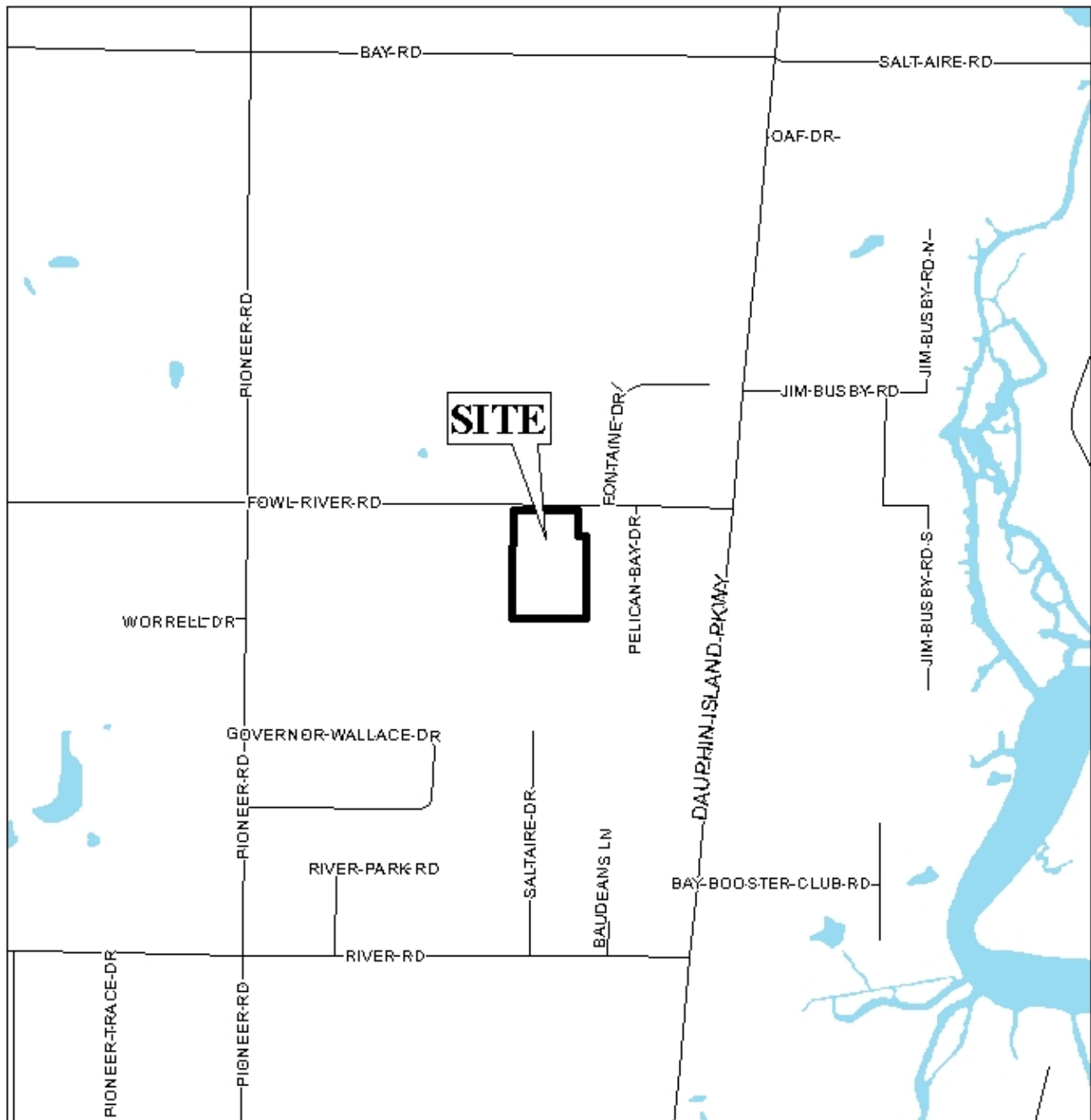
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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.7 of the Subdivision Regulations.

Based on the preceding, and with a waiver of Section V.D.3 of the Subdivision Regulations, this application is recommended for approval, subject to the following conditions:

- 1) Retention of the 25 foot minimum building line on the final plat;
- 2) Retention of the lot size labeling (in square feet) on the final plat;
- 3) Placement of a note on the final plat limiting each lot to one curb cut to Fowl River Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering;
- 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 development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 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.

LOCATOR MAP



APPLICATION NUMBER 11 DATE March 19, 2009

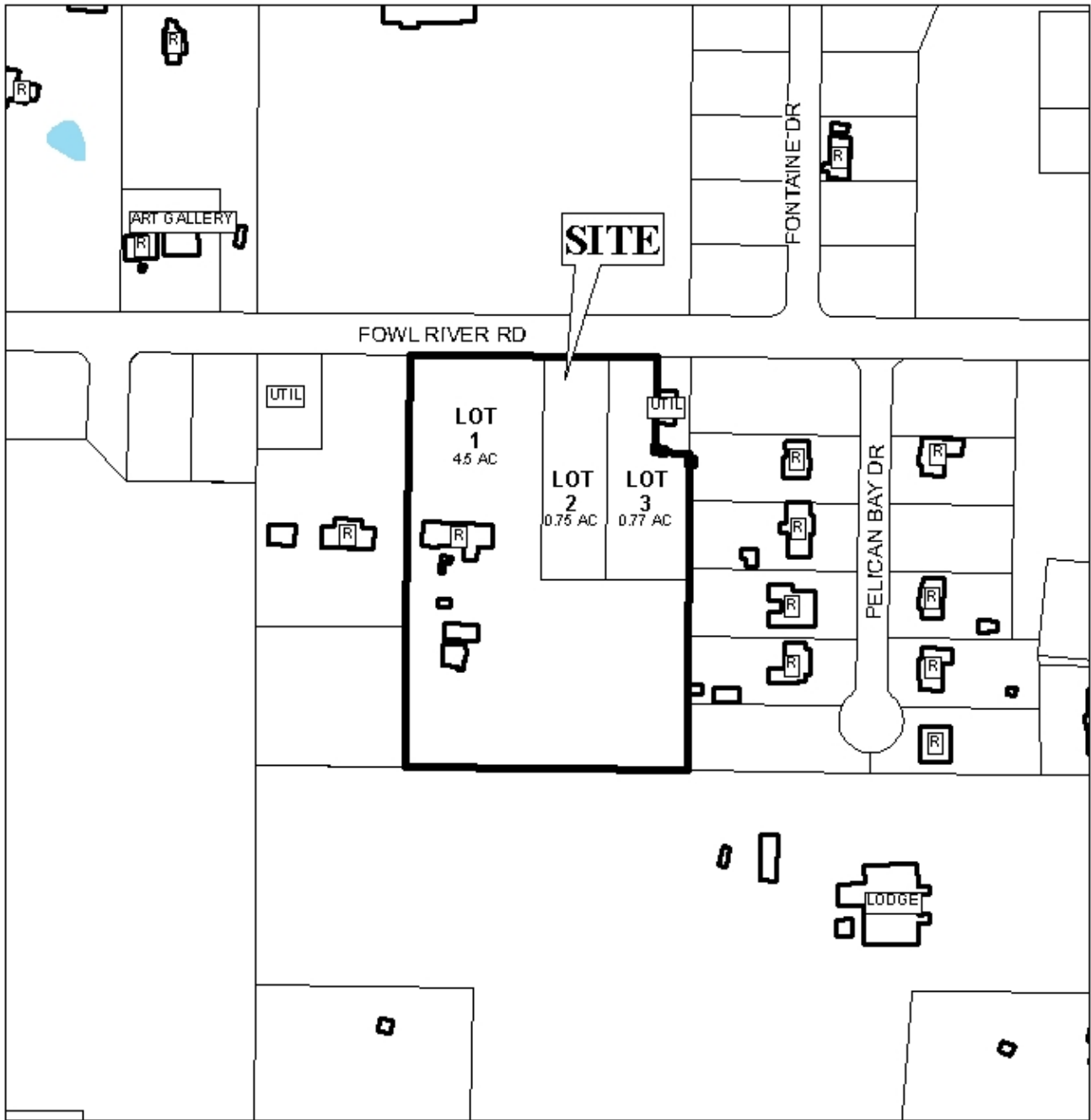
APPLICANT Pylant Subdivision

REQUEST Subdivision



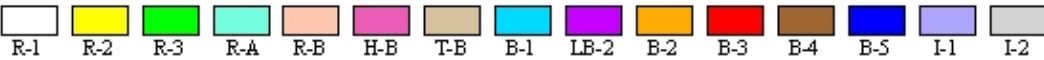
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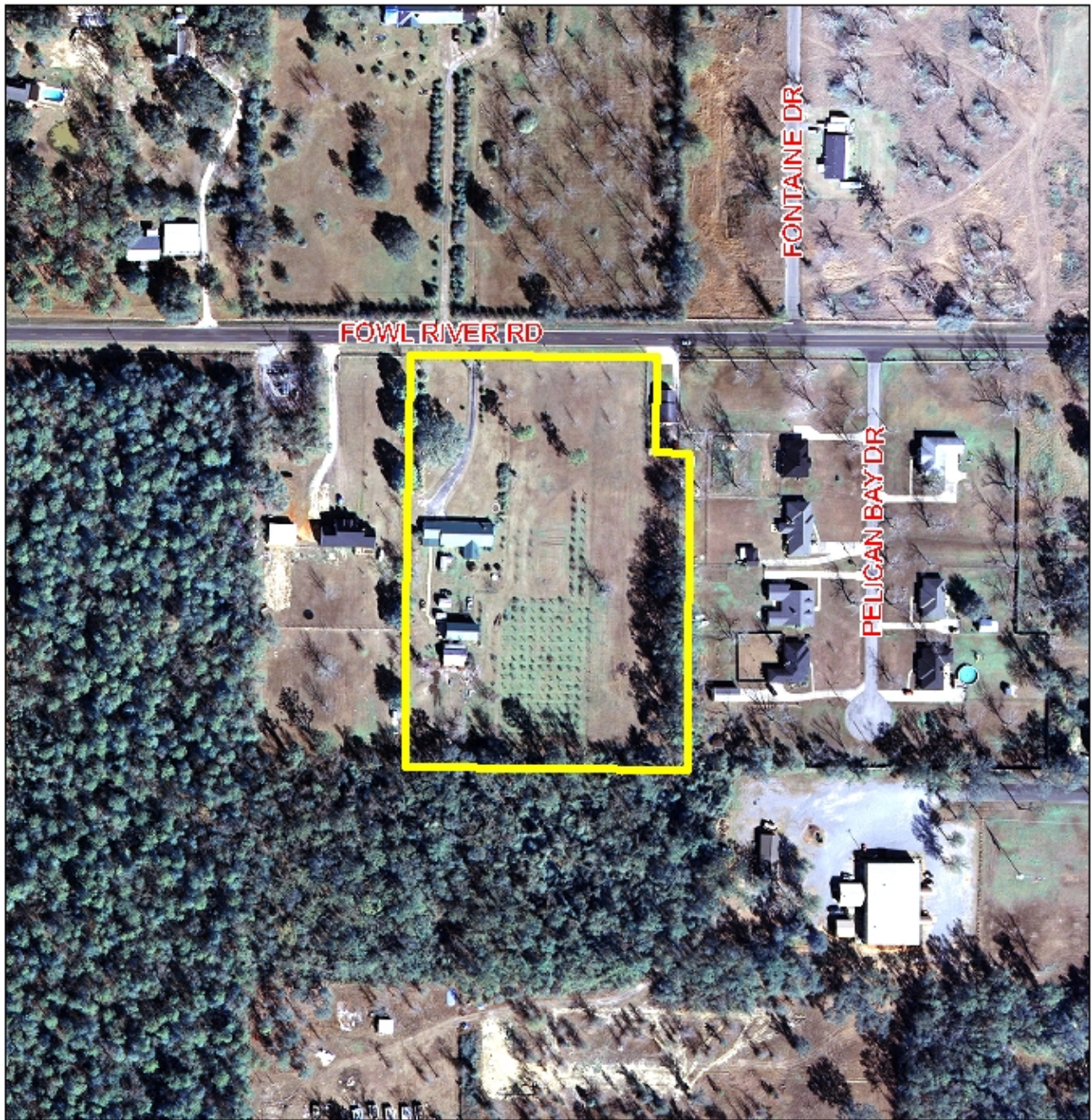
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LEGEND



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