

FALCON POINTE SUBDIVISION, **RESUBDIVISION OF LOT B**

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: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWWS Comments: MAWSS has **No** water or sewer services available.

The preliminary plat illustrates the proposed 18-lot, 22.7 ± acre subdivision which is located on the West side of Newman Road, 625' ± South of Airport Boulevard. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by public water and sewer.

The purpose of this application is to create 18 legal lots of record by subdividing an existing 22.7± acre lot which was approved by the Planning Commission in 2012 as Lot B of Falcon Point Subdivision.

It should be noted that the legal description and acreage information on the preliminary plat describes both Lots A and B and should be revised on the Final Plat to describe only Lot B.

The preliminary plat illustrates the construction of two new streets labeled as Falcon Pointe Drive and Falcon Court. Falcon Pointe Drive terminates as a street stub, as does Falcon Court: this implies future extensions. The proposed Lot 18 is landlocked and as the subdivision is proposed now with no provision of a street stub, the approval of the subdivision may create difficulties accessing the proposed lot because there is no frontage onto a street. If approved, the Final Plat should be revised to combine the proposed Lots 17 and 18 into one lot which is to be labeled as future development. A provision of a (temporary) turnaround in compliance with Sections V.B.6. and V.B.14. of the Subdivision Regulations should also be illustrated on the Final Plat, if required by Mobile County Engineering.

It should be pointed out that the site contains numerous easements which are illustrated on the preliminary plat; however, the southern boundary of the proposed Lot 10 appears to contain an easement, but is not labeled as such. Similarly, the northeast corner of the proposed Lot 18 also appears to contain additional easements which are not labeled. If approved, the Final Plat should be revised to accurately label all easements which are not labeled, retain all illustrated easements, and contain a note stating that no permanent structures can be constructed in any easement.

In accordance with the Subdivision Regulations, a minimum building setback line from all streets is depicted throughout the site; however, it should be noted that for the proposed Lots 1-9 and Lots 11-16, the minimum building setback is 30'. There is a 25' minimum setback for the proposed Lot 10 and the western lot line of the proposed Lot 11. The minimum building setback line for the proposed Lot 17 should be illustrated around the required turnaround at the terminus of both Falcon Pointe Drive and Falcon Court on the Final Plat, if approved. The lot size in square feet and acres is illustrated on the preliminary plat and should also be retained on the Final Plat, if approved.

The proposed subdivision fronts Newman Road, a minor street with a compliant 80' right-of-way and as such, no dedication will be required. The right-of-way of all proposed streets within the subdivision is 50' and is compliant with Section V.B.14. of the Subdivision Regulations.

It should also be noted on the Final Plat that any proposed roadway will have to be built to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat limiting all proposed lots to one curb-cut, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards. A note should also be placed on the Final Plat stating that Lot 1 is denied direct access to Newman Road.

The preliminary plat depicts two common areas. A note on the plat states: *All common & detention areas shall be maintained by the Property Owner's Association and not by Mobile County or the State of Alabama.* If approved, these notes should be retained on the Final Plat.

GIS data indicates the presence of wetlands on the western portion of the proposed Lot 18. The existence of wetlands would indicate that the area may be environmentally sensitive; therefore, if approved, any development of the site must comply with local, state and federal regulations regarding wetlands. A note regarding this requirement should appear on the Final Plat, if approved.

This site is located in the County, and therefore 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 reflecting this requirement is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

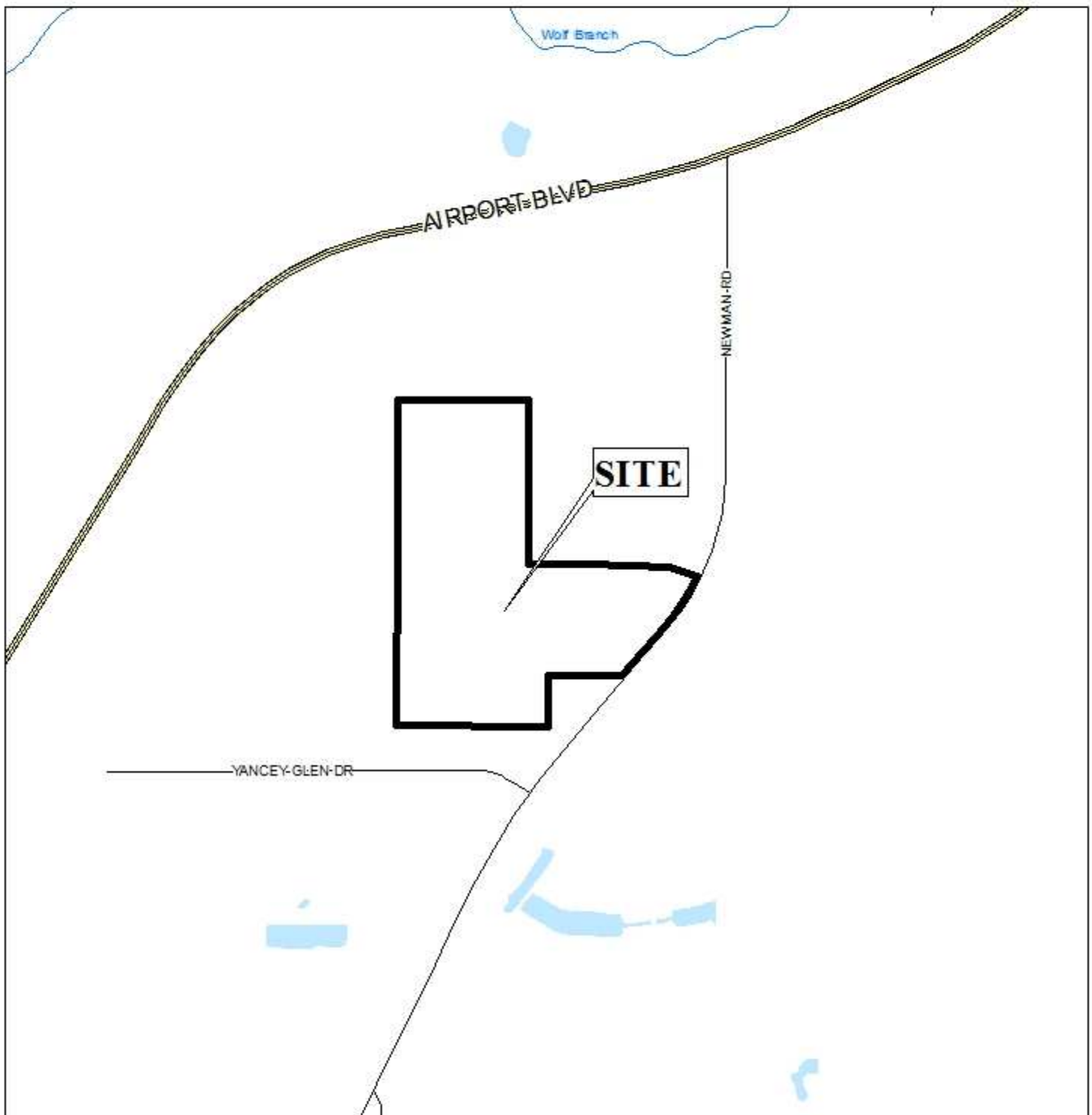
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note reflecting this requirement is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

This application is recommended for Tentative Approval, subject to the following conditions:

- 1) Revision of the legal description and acreage on the Final Plat to only describe Lot B;

- 2) Revision of the Final Plat to combine Lots 17 and 18 and label the area as future development;
- 3) Provision of a turnaround illustrated on the Final Plat in compliance with Sections V.B.6. and V.B.14. of the Subdivision Regulations, if required by Mobile County Engineering;
- 4) Revision of the Final Plat to accurately label all easements which are not labeled and retain all other illustrated easements;
- 5) Placement of a note on the Final Plat stating: *(All proposed roadways to be built to City of Mobile standards and be accepted by Mobile County prior to the signing of the Final Plat.);*
- 6) Placement of a note on the Final Plat stating: *(No permanent structures shall be constructed in any easement.);*
- 7) Placement of a note on the Final Plat limiting all proposed lots to one curb-cut, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 8) Placement of a note on the Final Plat denying Lot 1 direct access to Newman Road;
- 9) Placement of notes on the Final Plat stating: *(Any development of the site must comply with local, state and federal regulations regarding wetlands.);*
- 10) Retention of all setbacks and lot size information on the Final Plat;
- 11) Retention of notes on the Final Plat about maintenance of common areas;
- 12) Retention of notes on the Final Plat referring to commercial buffer compliance;
- 13) Retention of notes on the Final Plat stating compliance with regulations regarding endangered species;
- 14) Compliance with Fire Comments and placement of a note on the Final Plat stating: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);* and
- 15) Compliance with Engineering Comments and placement of a note on the Final Plat stating: *(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.)*

LOCATOR MAP



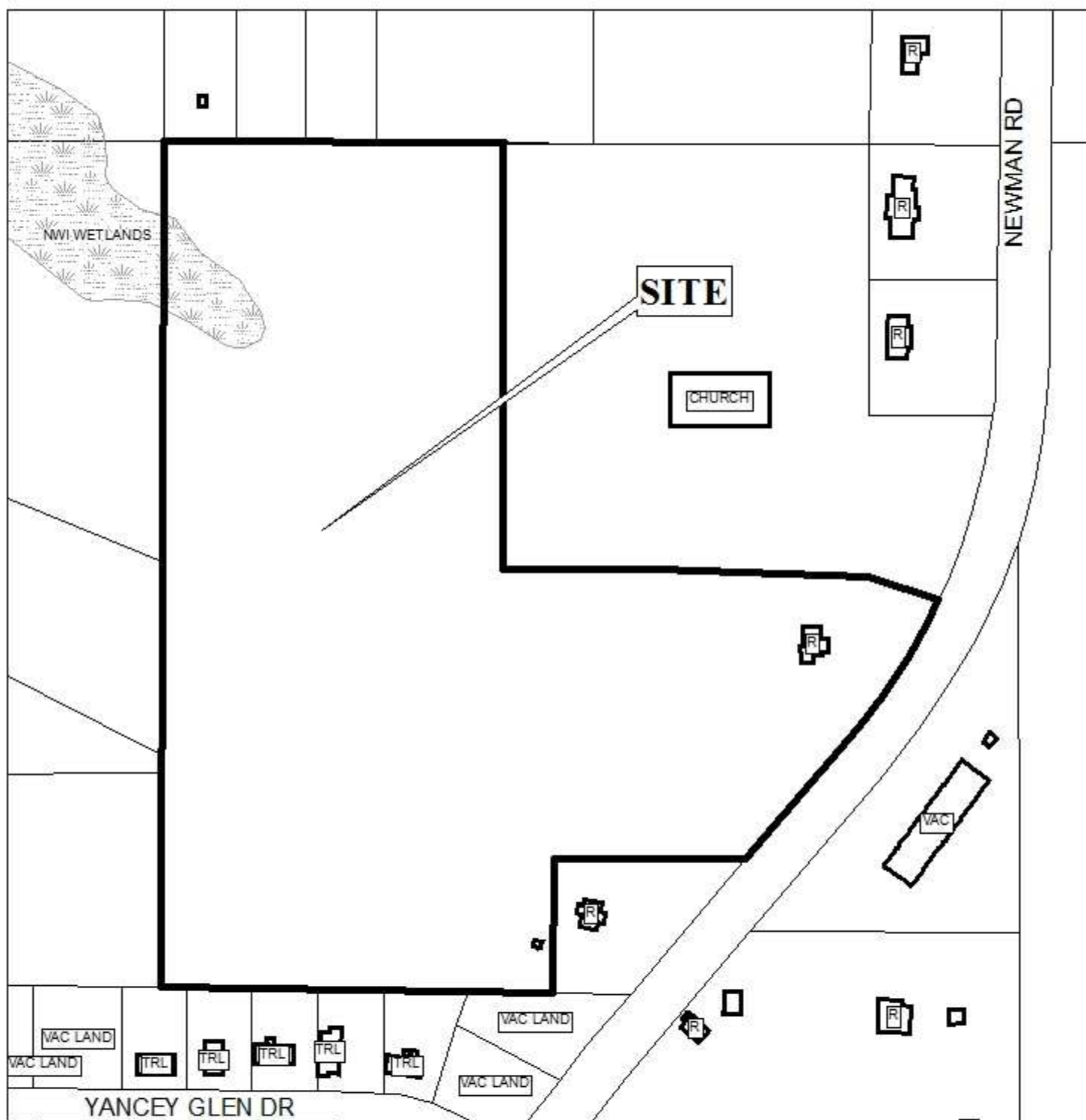
APPLICATION NUMBER 13 DATE November 7, 2013

APPLICANT Falcon Pointe Subdivision, Resubdivision of Lot B

REQUEST Subdivision



FALCON POINTE SUBDIVISION, RESUBDIVISION OF LOT B



APPLICATION NUMBER 13 DATE November 7, 2013

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



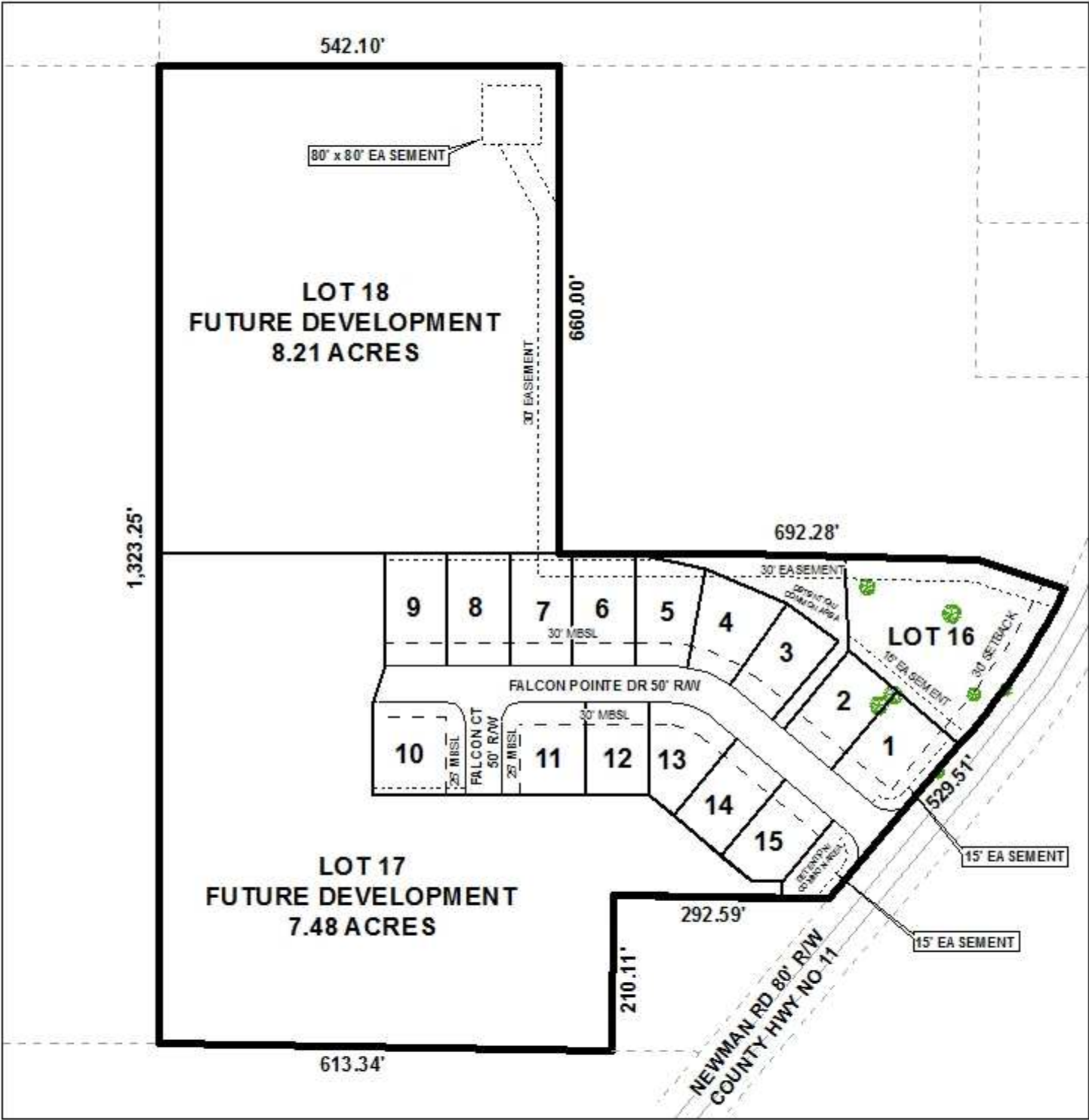
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DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE November 7, 2013

APPLICANT Falcon Pointe Subdivision, Resubdivision of Lot B

REQUEST _____ Subdivision _____

