JOSEPH PARKER 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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 10.0± acre, 2 lot subdivision, which is located East side of Windsor Road West, 244'± South of Fowl River Road, extending to the Southwest corner of Fowl River Road and Dolphin Drive – within the planning jurisdiction. The applicant states that the site is served by public water and individual septic tanks.

The purpose of this application is to create two legal lots of record from three metes and bounds parcels. It appears that only a portion of one of the subject parcels is involved in the subdivision; thus, the applicant should revise the plat to include the remainder of Tax Parcel R024302034000018.

The site fronts Fowl River Road (to the North) and Windsor Road West (to the West), both minor streets with sufficient right-of-way. To the East, the site fronts Dolphin Road, a minor unpaved street with 50' of right-of-way. The Subdivision Regulations require that minor streets without curb and gutter to have a minimum 60' right-of-way; thus, the applicant should revise the plat to dedicate sufficient right-of-way to provide a minimum 30' from the centerline of Dolphin Road. Furthermore, substandard streets are typically required to be improved to County standards prior to recording final plats; however, as the site already fronts two other dedicated and maintained public streets, this will not be necessary.

As proposed, Lots 1 and 2 have approximately 294' and 97' of frontage, respectively, along Windsor Road West. Lot 1 also has approximately 488' and 392' of frontage along Fowl River Road and Dolphin Road respectively. As a means of access management, a note should be placed on the final plat stating that Lot 1 is limited to one curb cut to Windsor Road West and 2 curb cuts to Fowl River Road, while Lot 2 is limited to one curb cut to Windsor Road West, with the sizes, locations, and designs to be approved by County Engineering and in conformance with AASHTO standards. Lot 1 should be denied direct access to Dolphin Road, since it is substandard.

It appears that the plat meets the minimum size requirement for developments with access to public water and individual septic tanks. However, it is requested that the applicant revise the preliminary plat to label the lots with their sizes in square feet, or provide a table on the plat with the same information.

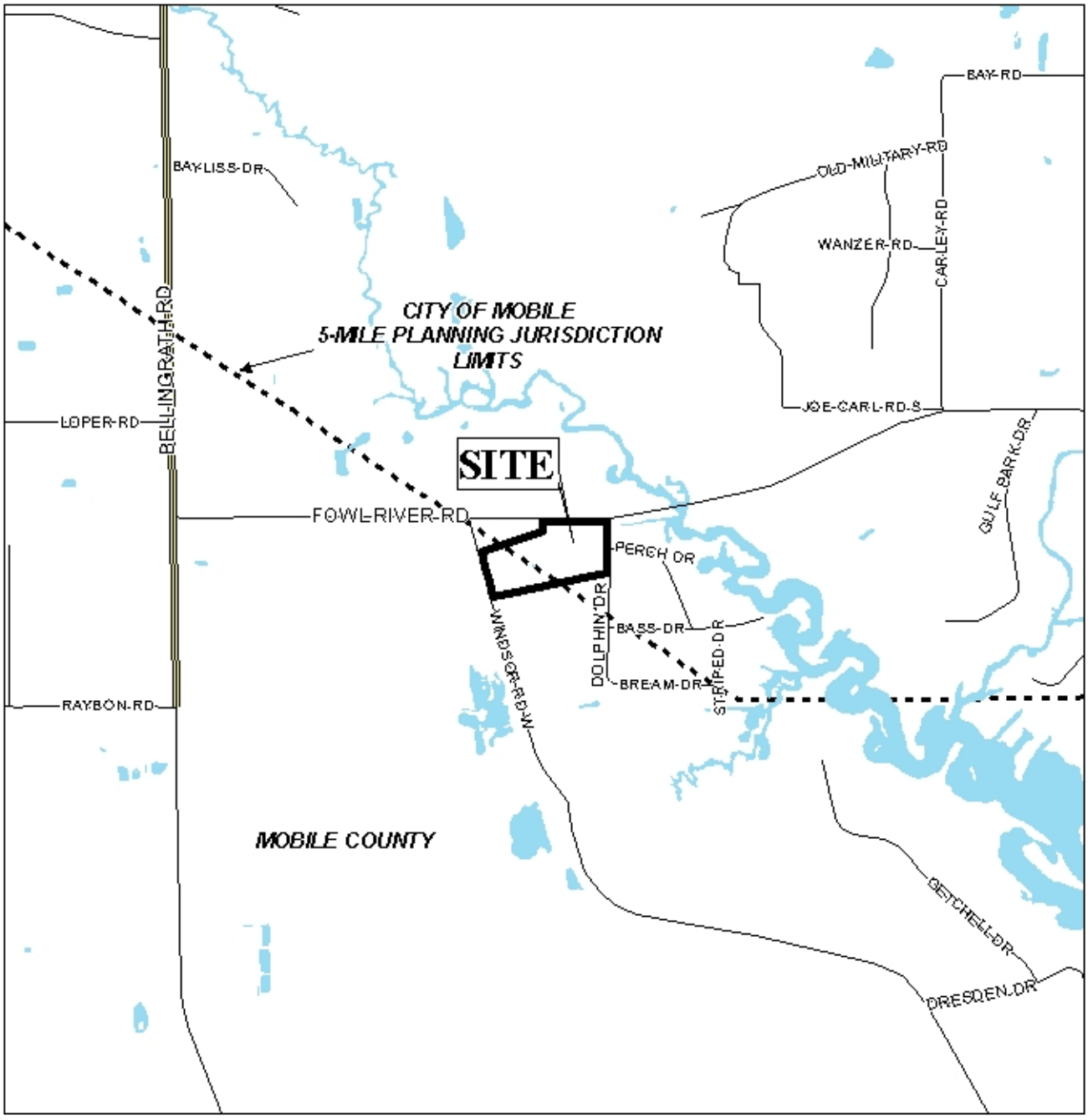
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state, and Federal regulations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

The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, it is recommended that this application be held over to allow the applicant to include the remainder of Tax Parcel R024302034000018 in the subdivision process.

LOCATOR MAP



APPLICATION NUMBER 22 DATE June 4, 2009

APPLICANT Joseph Parker Subdivision

REQUEST Subdivision

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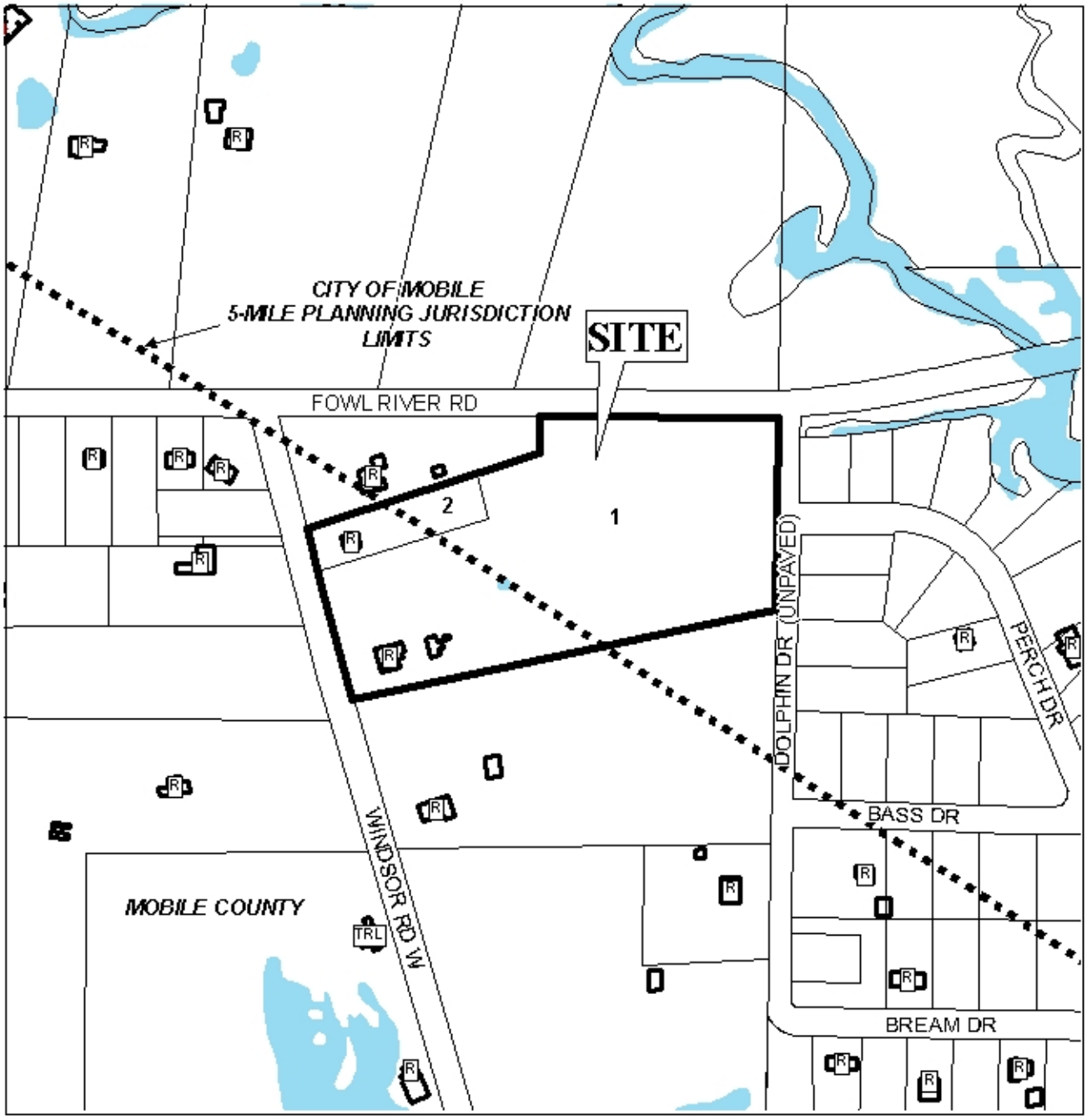
NTS

JOSEPH PARKER SUBDIVISION



APPLICATION NUMBER 22 DATE June 4, 2009

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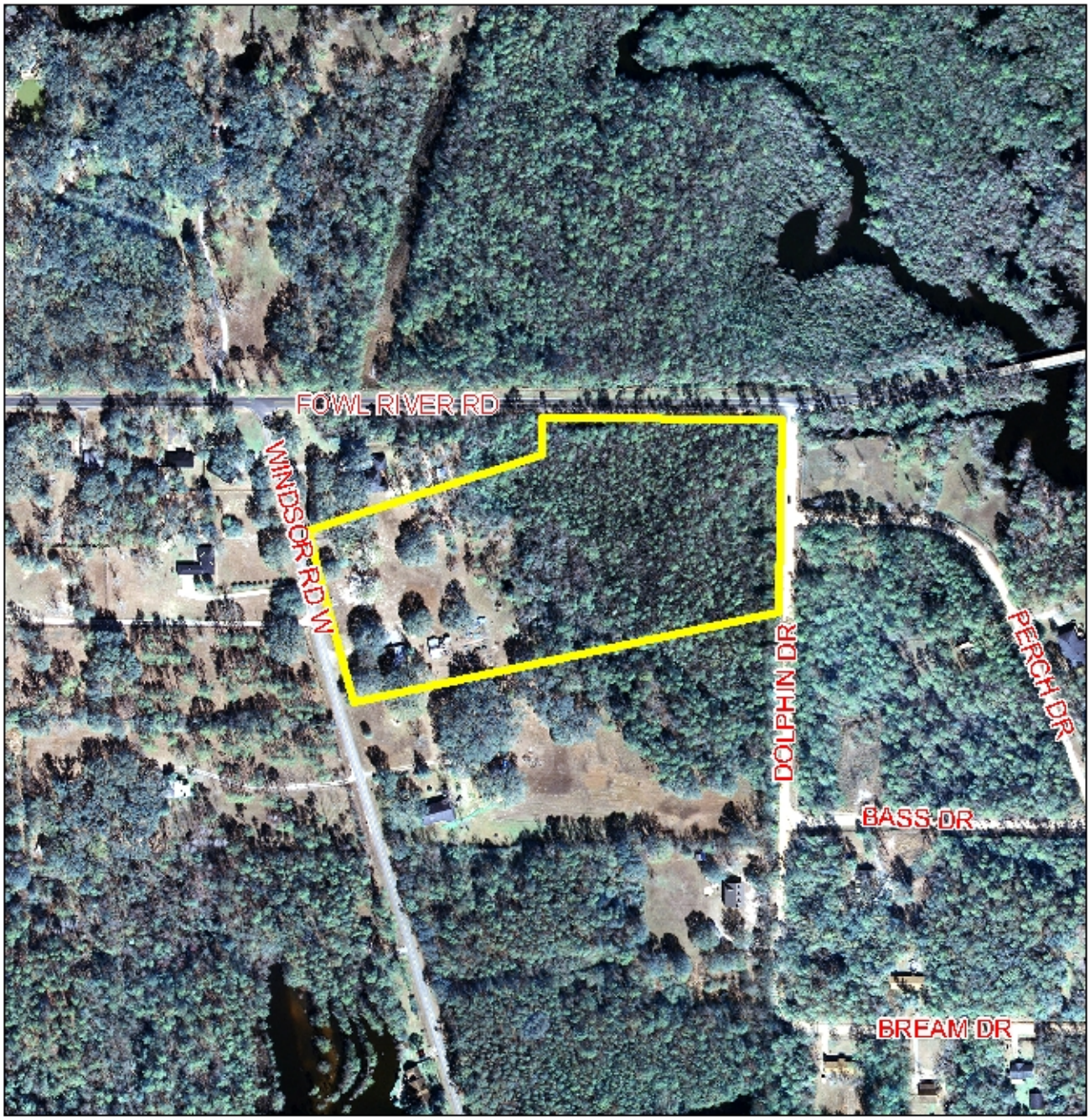
LEGEND R-1 R-2 R-3 R-A R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2

NTS

JOSEPH PARKER SUBDIVISION



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