

FOWL RIVER PRESERVE 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: 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.

MAWSS Comments: MAWSS has no water or sewer services available.

The plat illustrates the proposed 3 lot, 9.7 ± acre subdivision which is located on the North side of Fowl River Road, 4/10 ± mile East of Bellingrath Road. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to create three legal lots of record from a metes-and-bounds parcel.

The proposed lots meet the minimum size and frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations. However, these lots do not comply with Section V.D.3. of the Subdivision Regulations regarding maximum depth. Thus, a waiver will be required in order to approve the subdivision as proposed.

Both proposed Lots 1 and 2 appear to be irregular shaped lots and no justification was provided. The proposed Lot 3 is a flag lot, and, while meeting the minimum width of 25 feet for a flag lot, the applicant did not provide any information stating whether or not this was a family subdivision or any information detailing any unusual circumstance which may exist on the lot. As such, the proposed lot does not seem to satisfy the requirements of Section V.D.1. of the Subdivision Regulations.

The proposed lots have frontage along Fowl River Road, a minor street not provided with curb and gutter. The existing right-of-way is depicted as being 60 feet which is in compliance with Section V.B.14. of the Subdivision Regulations. Each proposed lot should be limited to one curb-cut to Fowl River Road with size, location and design to be approved by Mobile 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. A note on preliminary plat reflects this requirement, and should also appear on the final plat.

The 25-foot minimum building setback is not shown on the plat. Revision should be made to the final plat to depict the 25-foot minimum building setback line and the lot size in square feet.

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.8. of the Subdivision Regulations. The note regarding this requirement should also appear on the final plat.

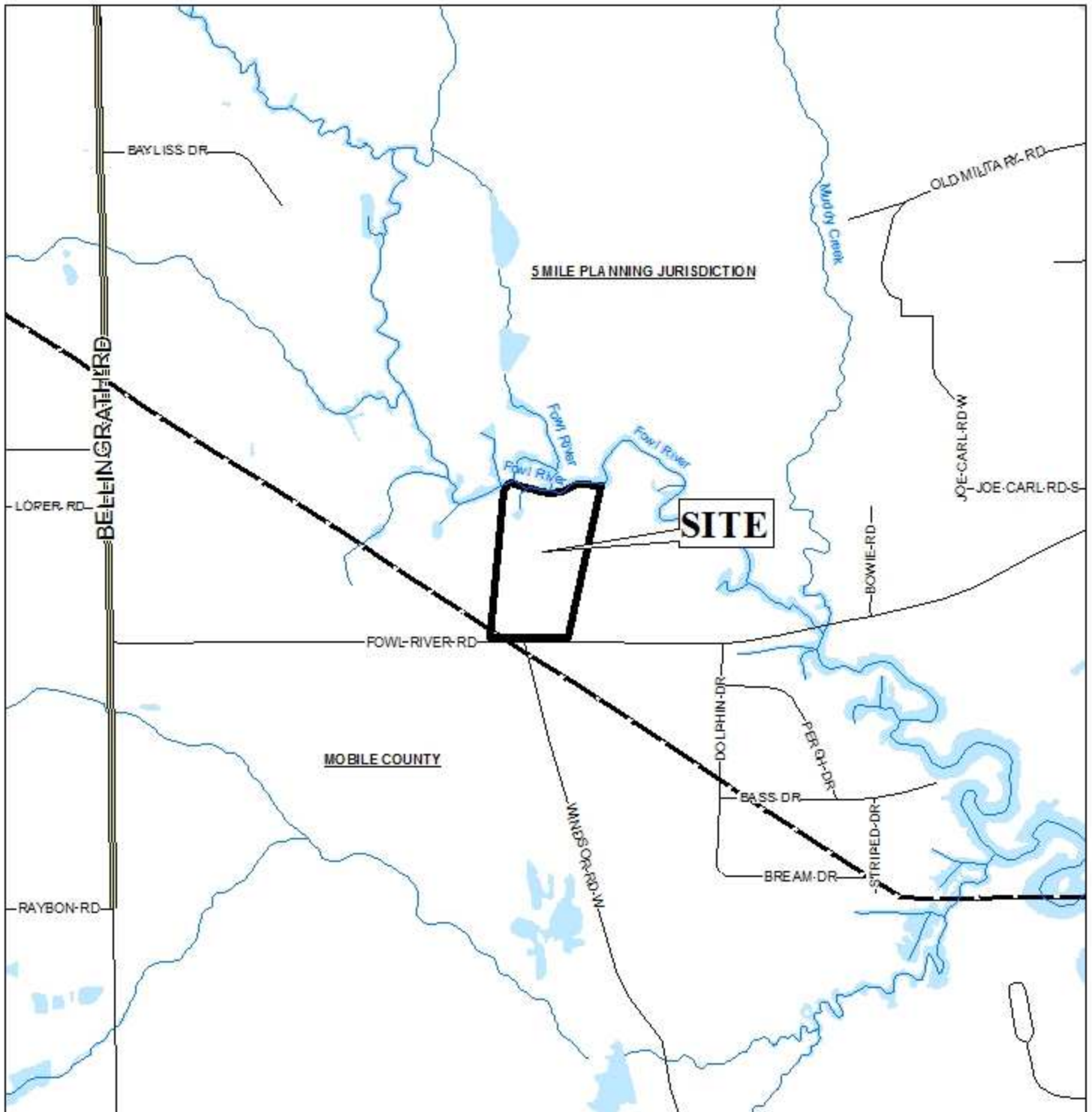
The site is in Mobile County, however, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the Final Plat, if approved, stating that the development will be designed to comply with the storm water detention and drainage facility requirements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

It should be noted that a large portion of the site is located within the AE and X-shaded flood zone. The presence of floodplains and wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies will be required for floodplain and wetland issues.

Based on the preceding, the application is recommended for denial, for the following reasons:

- 1) the proposed lots 1, 2 and 3 do not comply with Section V.D.3. of the Subdivision Regulations regarding maximum depth; and
- 2) the proposed lots 2 and 3 do not comply with Section V.D.1. of the Subdivision Regulations regarding size and shape of lots, and no justification has been provided.

LOCATOR MAP



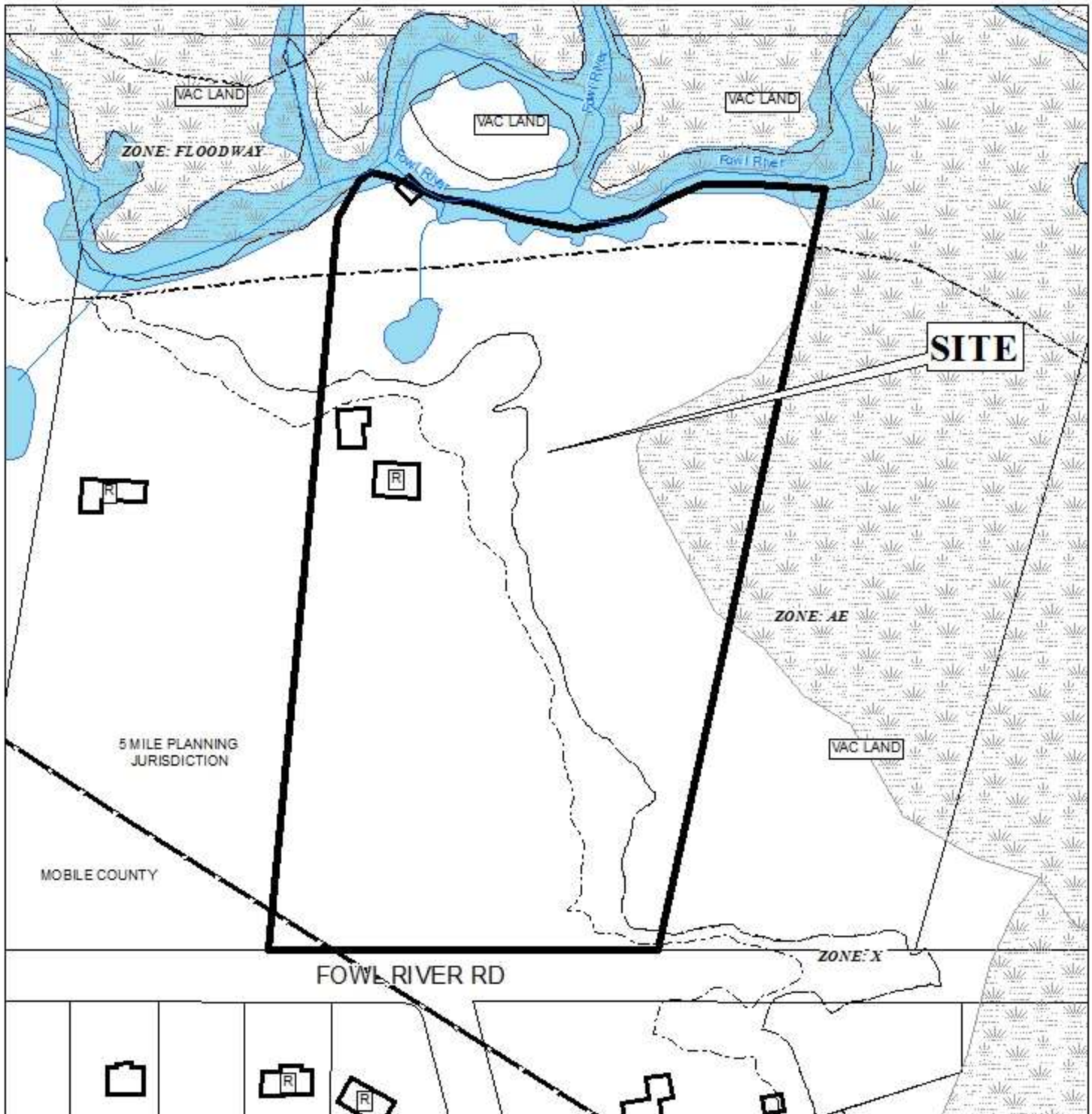
APPLICATION NUMBER 23 DATE October 3, 2013

APPLICANT Fowl River Preserve Subdivision

REQUEST Subdivision



FOWL RIVER PRESERVE SUBDIVISION



APPLICATION NUMBER 23 DATE October 3, 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



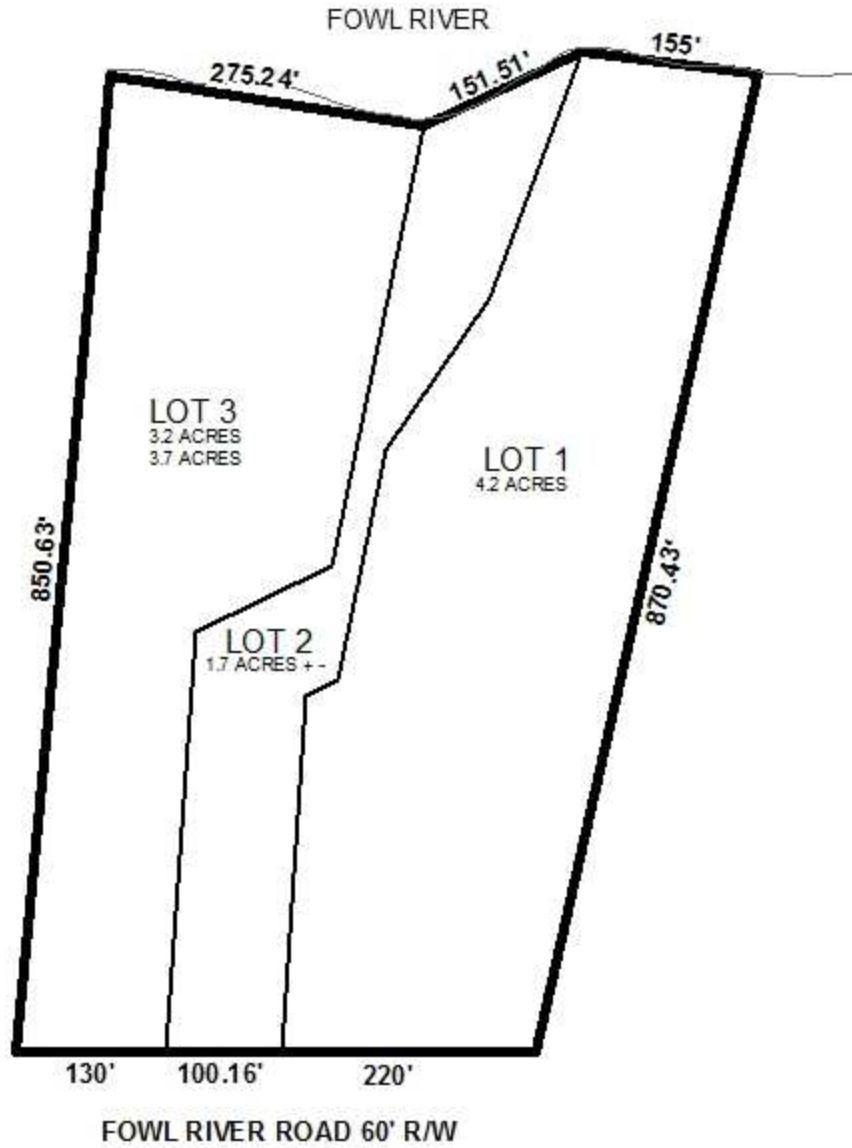
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SITE PLAN



The site plan illustrates Lot 1, 2, and 3.

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