

## **CLEWIS ADDITION TO FIRETOWER ROAD** **SUBDIVISION**

This is a request for a one-year extension of a previously approved 60-lot subdivision. The subdivision is located on the West side of Firetower Road, 790'+ South of Graystone Drive.

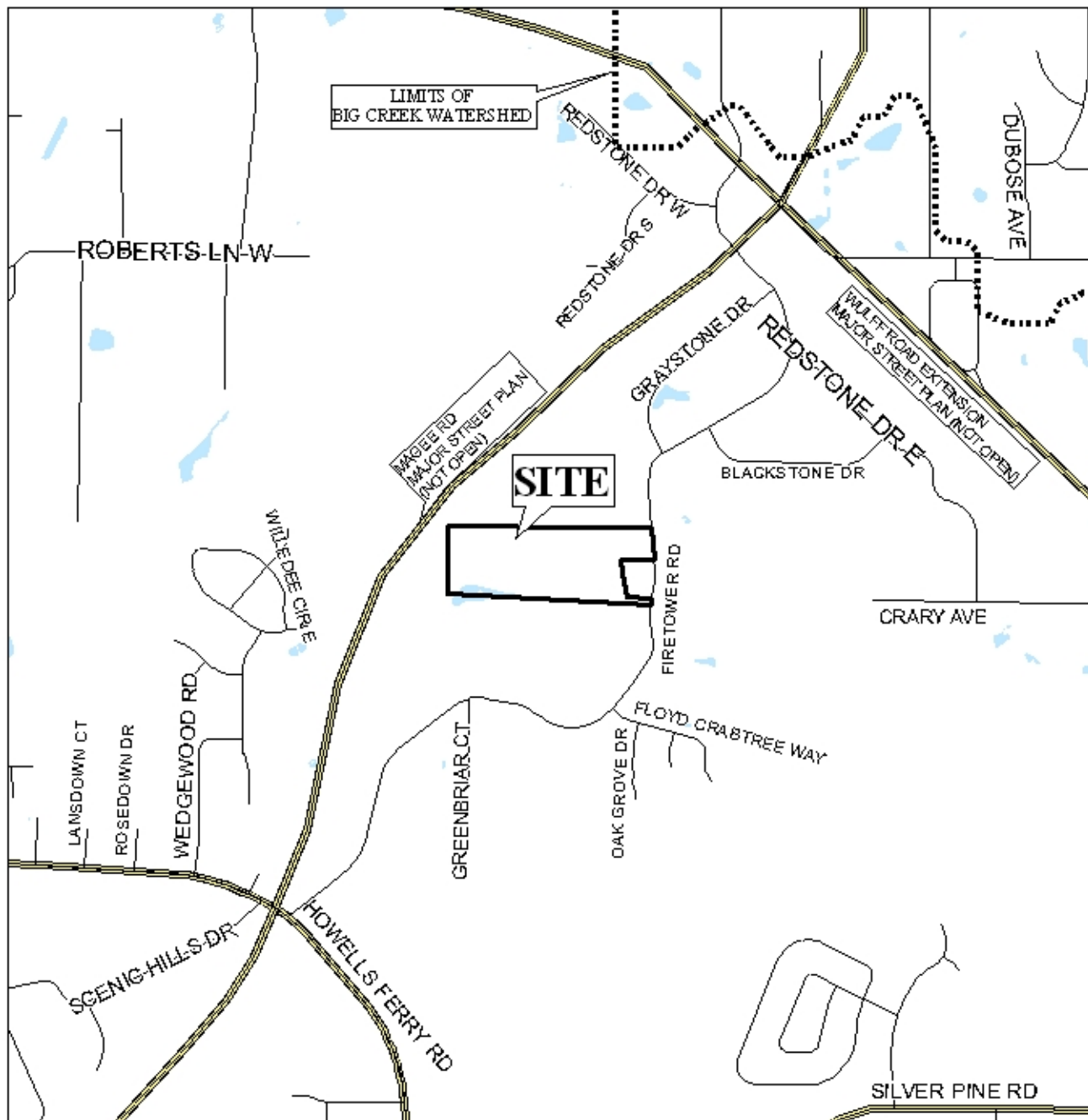
There have been no extensions since the subdivision was originally approved on August 7, 2008, and no units have been recorded. While there have been no changes in the condition of the surrounding area(s) that would affect the subdivision as previously approved, it should be noted that the site is located within the J.B. Converse watershed, the primary drinking water supply for the Mobile Area Water and Sewer System. The Subdivision Regulations were recently amended (Section V.A.5.) to, at minimum, match Mobile County standards for development within the watershed; thus the site must be designed so that no field lines or septic tanks are constructed or maintained within a "flood prone area" as designated by FEMA, or within a "Buffer Zone" as defined in Section II, Definitions. Furthermore, within the watershed, storm water detention facilities are required in any Subdivision. Detention areas must be designed to provide a minimum detention capacity to accommodate the volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate. A licensed Professional Engineer must certify, prior to the recording of the final plat, that the design of the Subdivision and its storm water detention features are designed in accordance with these requirements. Any storm water detention facility must be shown in the plans and on the recorded subdivision plat as a common area not maintained by the City of Mobile, Mobile County, nor the State of Alabama.

All Subdivisions shall use "Best Management Practices" for water quality protection as identified in The Use of Best Management Practices (BMPs) in Urban Watersheds – EPA, per the requirements of Section V.A.5 of the Subdivision Regulations (amended September 18, 2008).

Based on the preceding, it is recommended that this request for extension be approved, subject to the original conditions of approval and the following:

- 1) provision of a minimum detention capacity volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate, and the placement of a note on the final plat stating that the development has been designed to comply with all other 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, as well as the detention and release rate requirements of Mobile County for projects located within the Converse watershed, prior to the obtaining of permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

# LOCATOR MAP



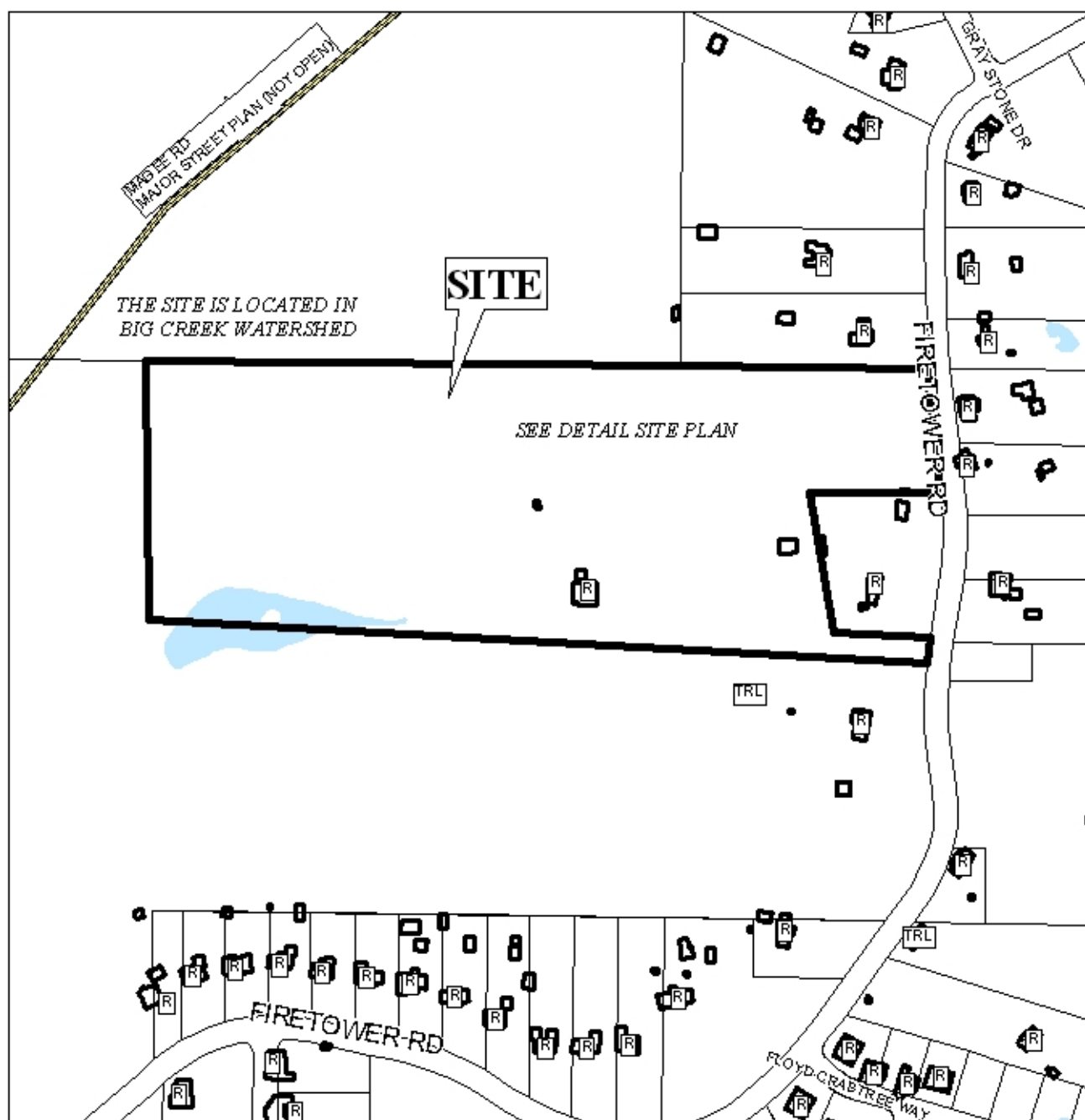
APPLICATION NUMBER 1 DATE August 6, 2009

APPLICANT Clewis Addition to Firetower Road Subdivision
















REQUEST Subdivision



# CLEWIS ADDITION TO FIRETOWER ROAD SUBDIVISION



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





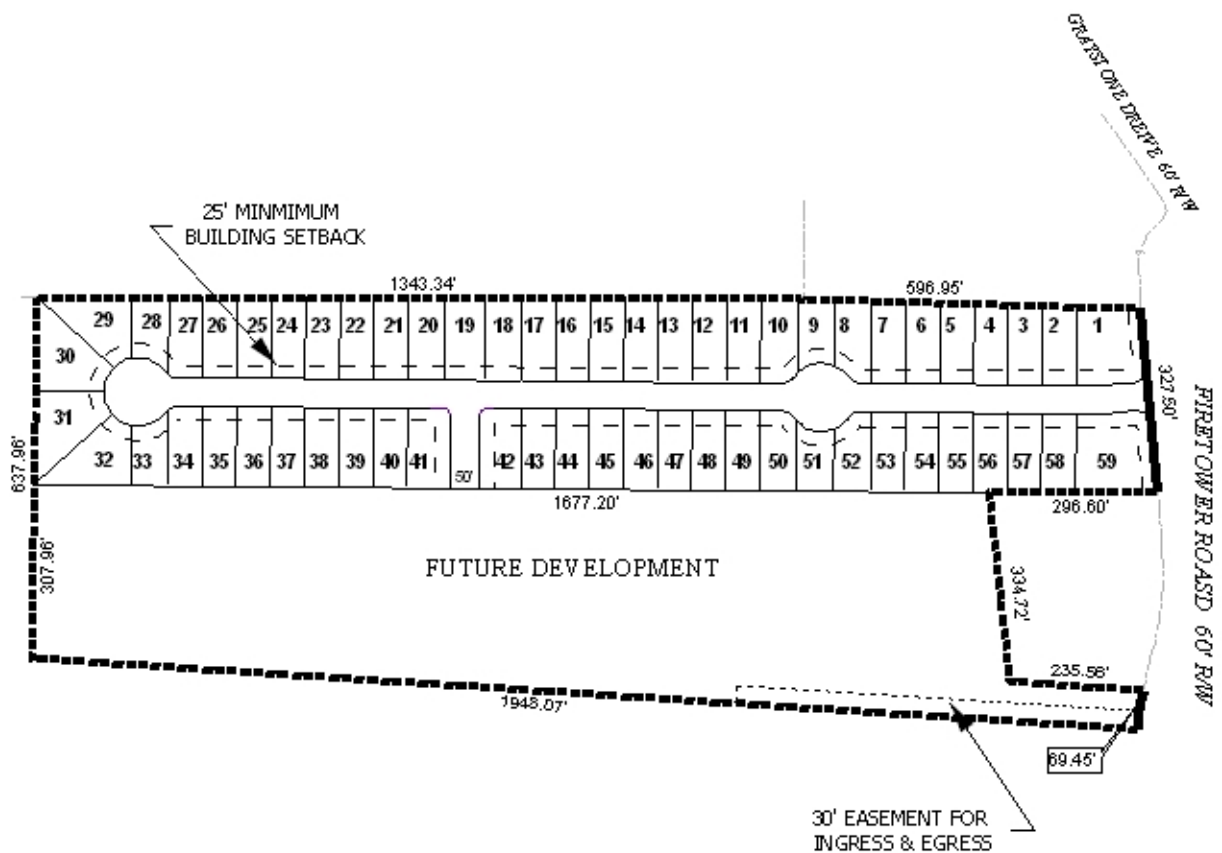
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# DETAIL SITE PLAN



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