

THE TOWN OF SALTAIRE LAKE DISTRICT **SUBDIVISION, COMMON AREA ADDITION TO**

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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

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 water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity Assurance application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 1-lot, 82.0± acre subdivision, which is located on the North side of Salt Aire Road, extending to the West side of Kearns Road [Private Road] extending to the South side of Jackson Road [Private Road] and to the Northern termini of Town Center Drive and Magnolia End East, and is located within the Planning Jurisdiction. The applicant states that the site is served by public water and sanitary services.

Originally, this development was approved by the County prior to the Tillman's Corner annexation in 2009. A previous application was submitted and approved as an Innovative Subdivision under Section VIII-C. of the Subdivision Regulations. The purpose of this application is to include Common Area and provide access to future development via private streets. As previously stated the subdivision was originally approved by the County and recorded as The Town of Salt Aire Lake District and contained 131 lots and several Common Areas.

As illustrated on the preliminary plat, the inclusion of Common Area in this proposed subdivision surrounding the (Lake District) is land located within a flood zone and a proposed access to a future development area. However, this proposed access seems to be a continuation of the existing private road into the future development area; therefore, it should be labeled private road.

The plat does not indicate a turn-around at the North terminus of Town Center Drive and Magnolia End East; therefore, the plat should be revised to indicate a 120'-diameter cul-de-sac at the North terminus in accordance with the requirement of Section V.B.14. of the Subdivision Regulations. The applicant does not mention the request of a waiver of the 2' wing requirement

of Section VIII.E.2.c on each side of the extensions of Town Center Drive and Magnolia End East in favor of parallel swale ditches in accordance with County standards. As the wings are a requirement of the City's Subdivision Regulations pertaining to private streets, this requirement should be adhered to along all proposed streets within the subdivision. As all roads are proposed to be private, a note would be required on the Final Plat stating that the maintenance of the roads is the responsibility of the property owners and not Mobile County.

Although indicated as future development on the preliminary plat in the form of hatched lines, and could change in the future, a new subdivision application would be required prior to the development of this future development area

A note would be required on the Final Plat stating that the maintenance of all common areas is the responsibility of the property owners and not Mobile County.

As mentioned, the site contains wetlands, and as such, 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, as well as wetlands. Furthermore, much of the site is within the flood hazard area for Mobile Bay, thus compliance with FEMA regulations will be required.

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.

Since the site is in the County, a note should be placed on the Final Plat stating that any lots developed commercially and adjoining residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

The Subdivision request is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to indicate a 120'-diameter cul-de-sac at the North terminus of Town Center Drive and Magnolia End East;
- 2) construction of the private streets in accordance with Section VIII.E.2.c of the Subdivision Regulations;
- 3) placement of a note on the Final Plat stating that the maintenance of all private streets is the responsibility of the property owners and not Mobile County;
- 4) placement of a note on the Final Plat stating that the maintenance of all common areas is the responsibility of the property owners and not Mobile County;
- 5) placement of a note on the Final Plat stating that approval of all applicable federal, state and local environmental agencies for wetlands or floodplain issues is required prior to the issuance of any permits or land disturbance activities;

- 6) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 7) 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 prior to the obtaining of permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and
- 8) placement of a note on the Final Plat stating that any lots developed commercially which adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8. of the Subdivision Regulations.

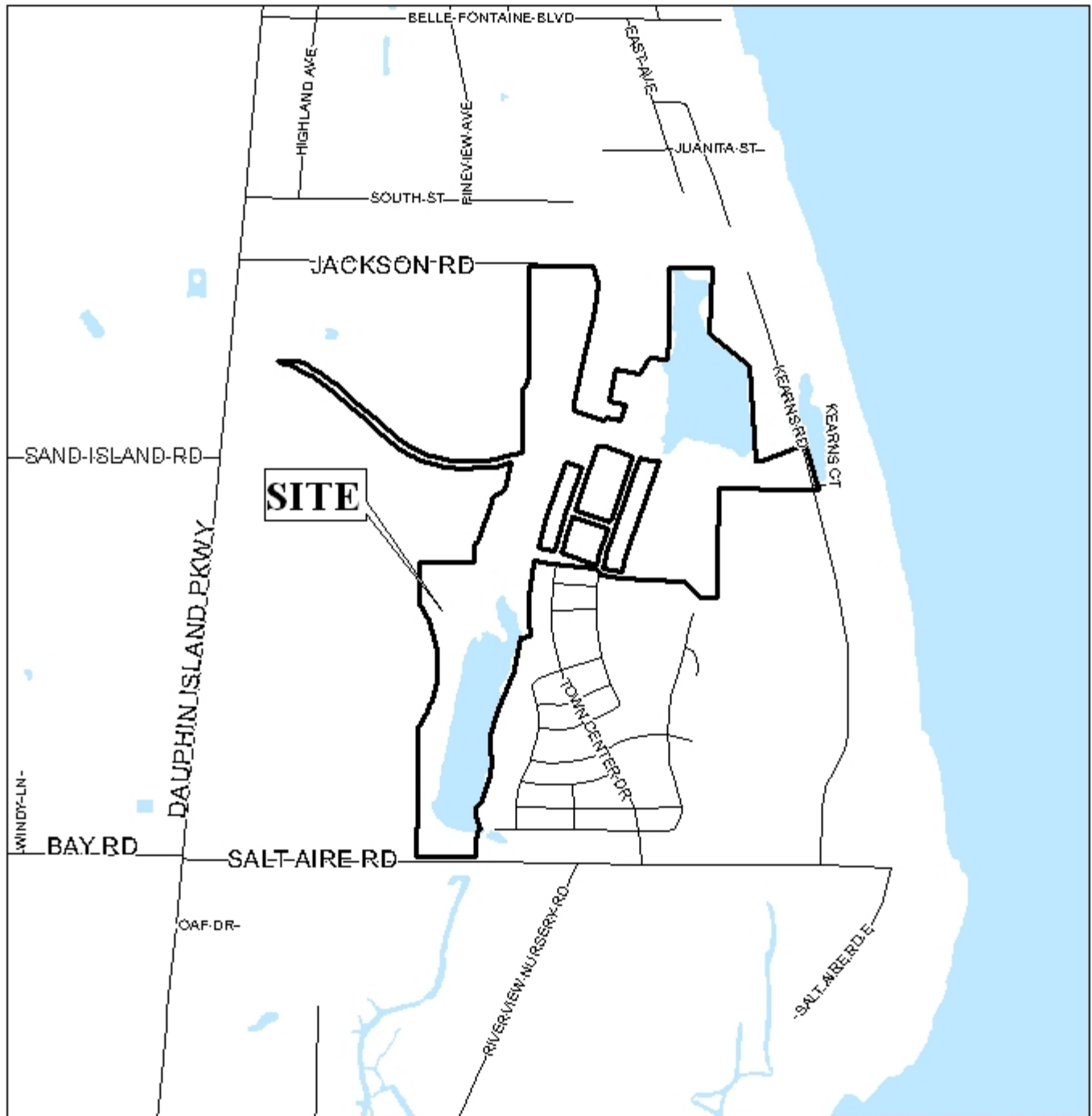
Revised for the May 5th meeting:

The application was heldover from the April 7th meeting after discussion revealed that a pending private lawsuit may affect the validity of the subdivision request.

No information has been received regarding the resolution of the lawsuit.

Based upon the preceding, it is recommended that the application be withdrawn or denied.

LOCATOR MAP



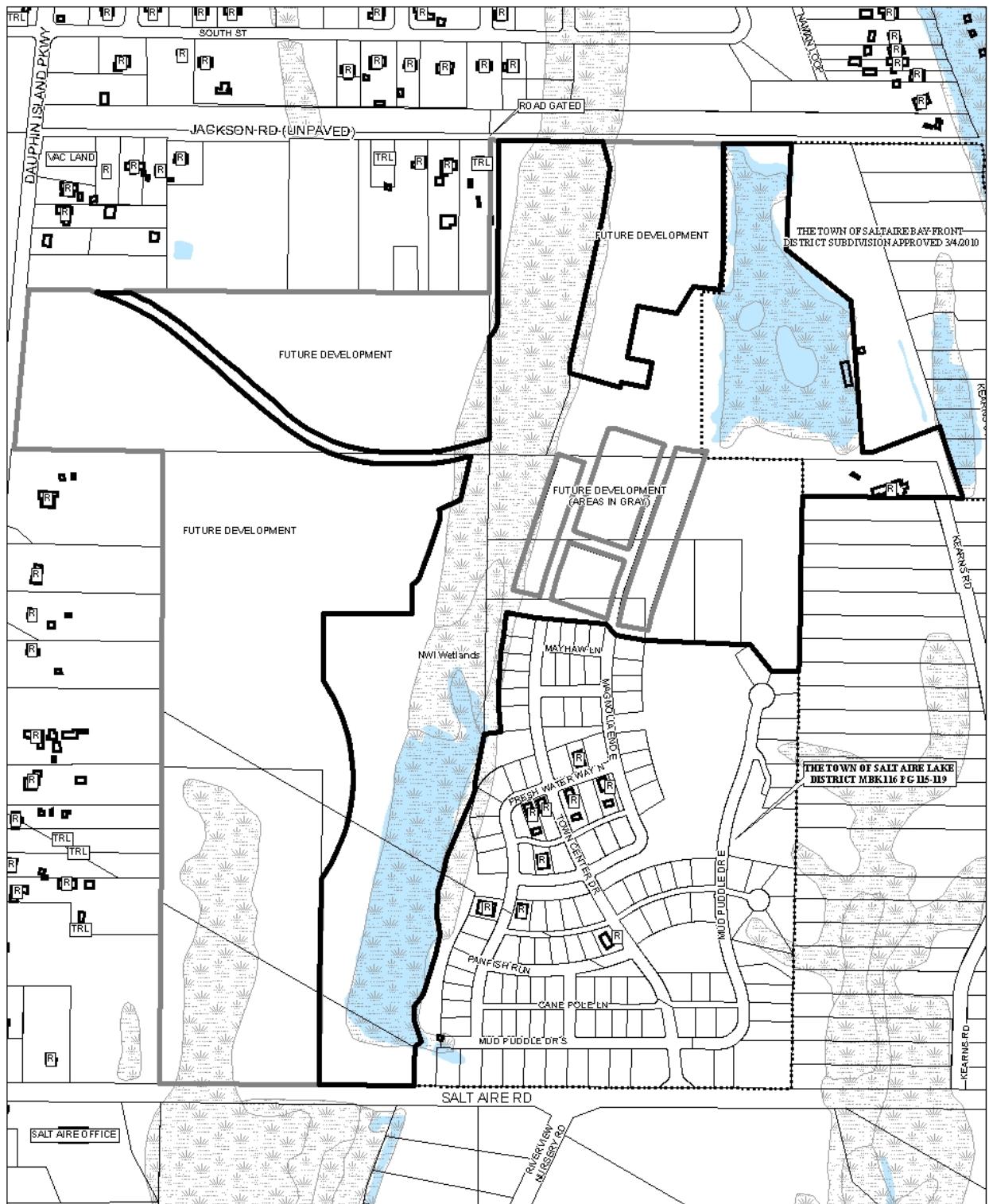
APPLICATION NUMBER 1 DATE May 5, 2011

APPLICANT Town of Salt Aire Lake District Subdivision, Common area Addition to

REQUEST Subdivision

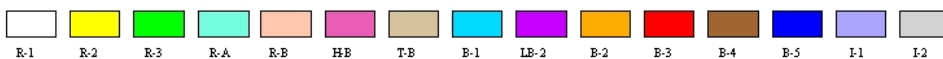
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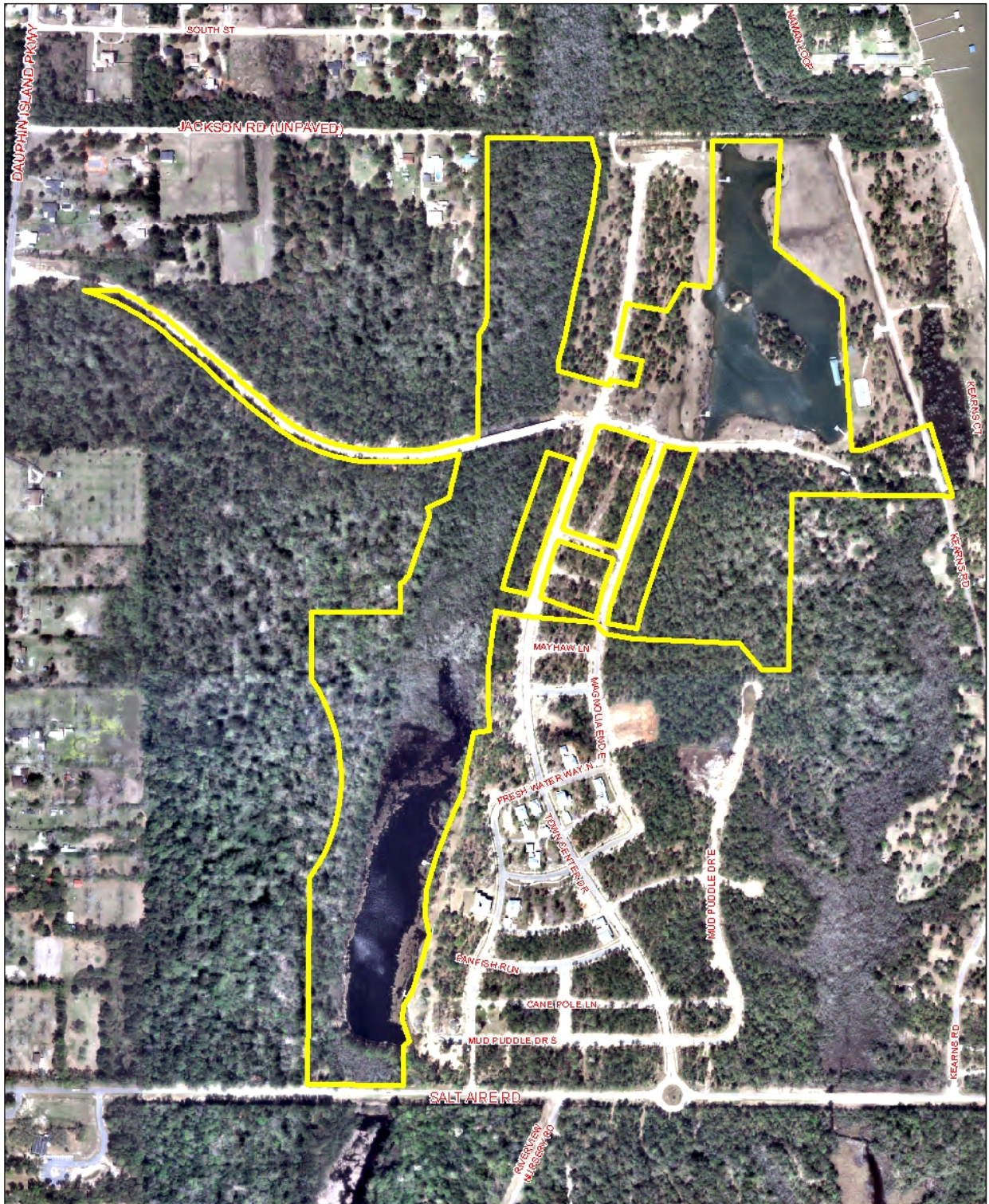


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LEGEND



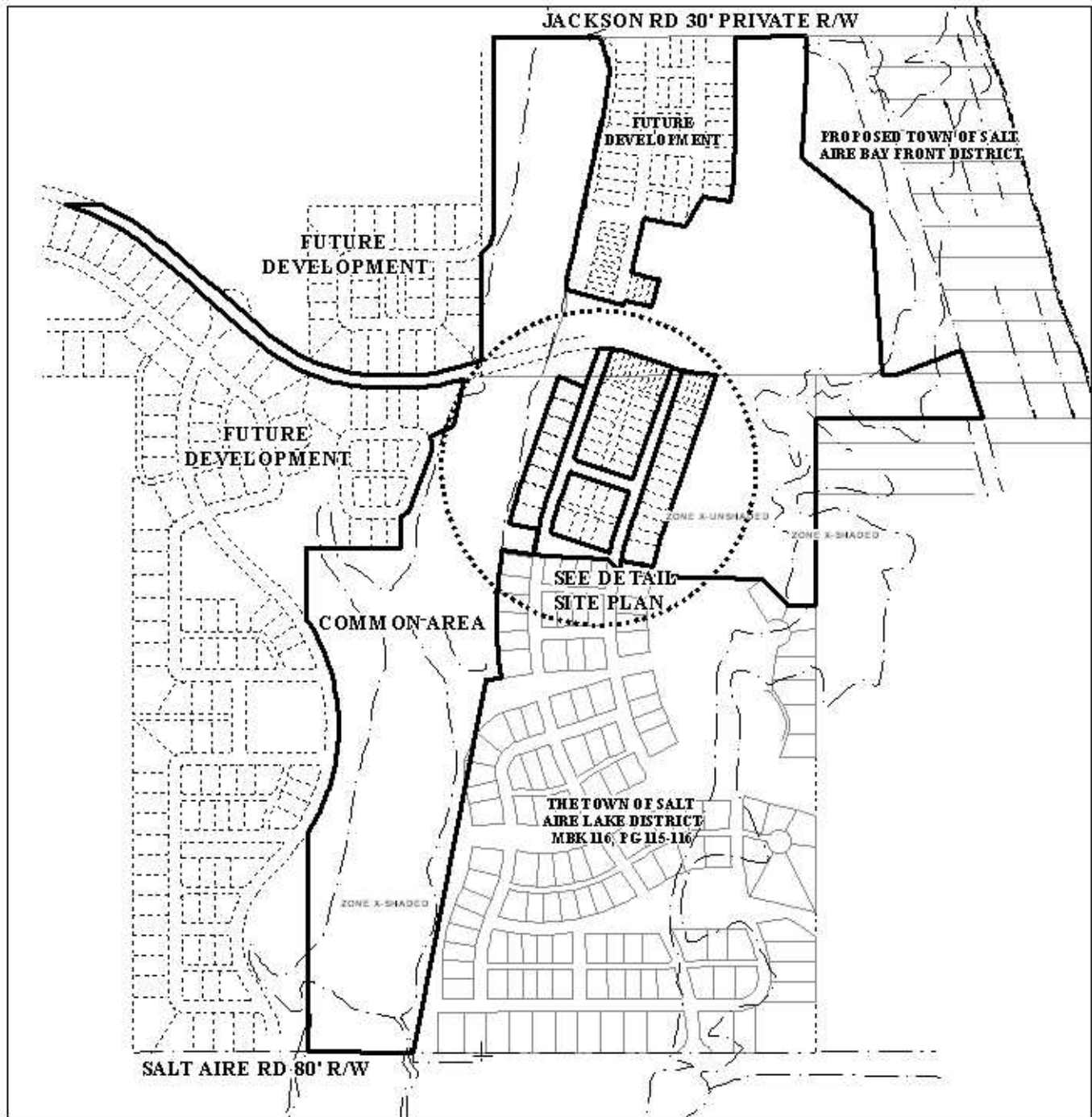
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DETAIL SITE PLAN



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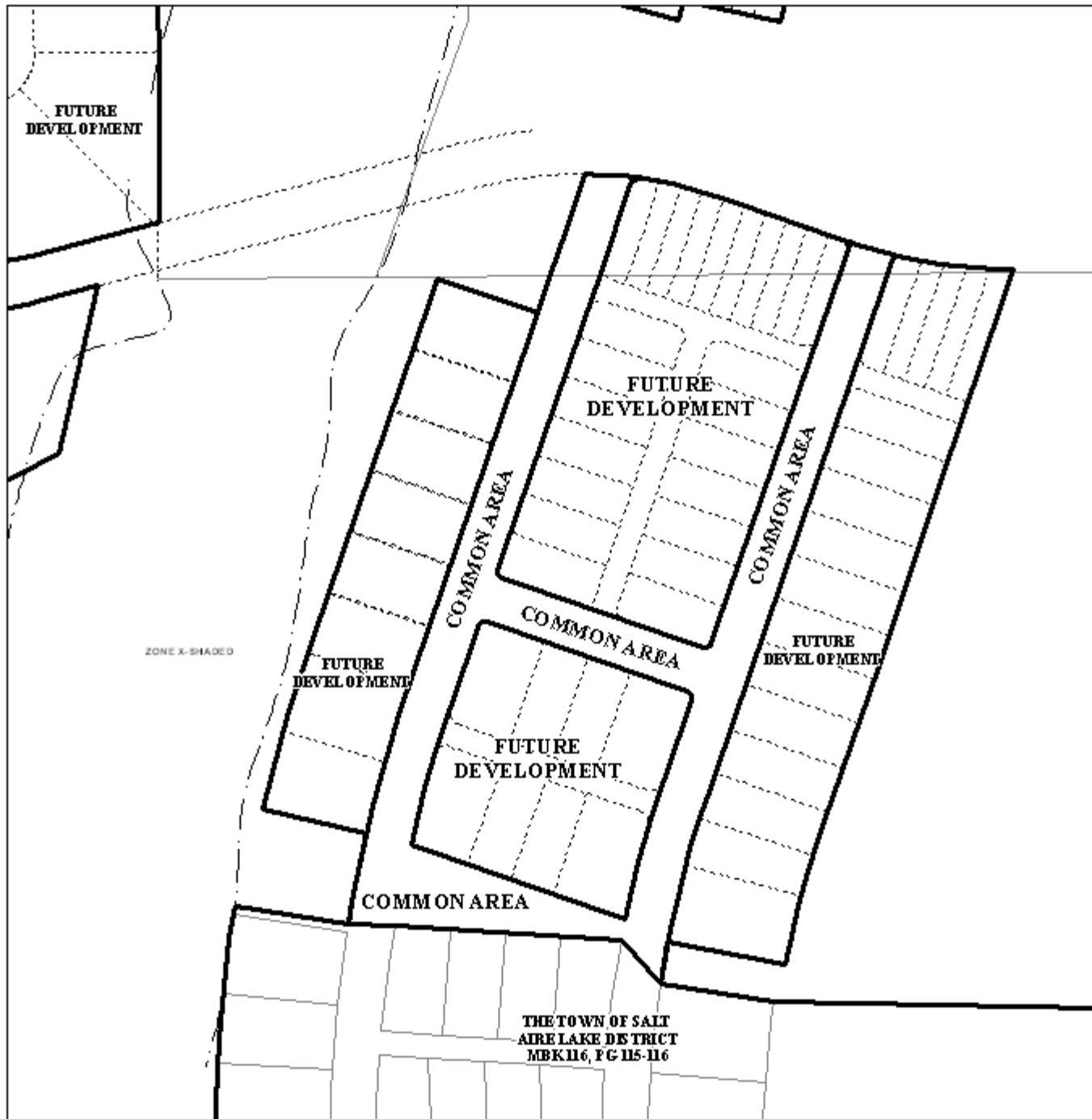
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