

RICHARDSON SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance, including any requirements specific to sites located within the J. B. Converse (Big Creek Lake) Watershed. 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 NO water or sewer services available. This proposed subdivision is located in the Big Creek Lake watershed, which is the primary source of potable water for the City of Mobile. The owner and/or engineer should contact MAWSS Planning and Engineering Manager to discuss proposed development for Lake Protection Regulations.

The plat illustrates the proposed 1 lot, 8.6 ± acre subdivision which is located at the Western terminus of Havens Road Extension [private road]. The applicant states that the subdivision is served by an individual septic system.

The purpose of this application is to create a legal lot from a metes and bounds parcel, so that the applicant can obtain a building permit from Mobile County for a new residence. While the parcel in question was created by deed prior to its falling into the City's Planning Jurisdiction, a portion of the parent parcel was in the jurisdiction. Furthermore, the deed was not recorded in Probate Court until after the expansion of the Planning Jurisdiction.

The site has frontage on a recorded 30-foot wide private access easement, which connects the property to Havens Road, a public street, approximately 3000 feet to the East (by easement). No improvements are proposed to the existing easement, which is essentially a shared driveway for several parcels, including the site at hand. Since the site only has access to a public road via a lengthy sub-standard private road, no additional subdivision should be allowed until the private road is improved to the private street standards contained within Section VIII. of the Subdivision Regulations. A waiver of Section V.D.4. (*Lot to Abut on a Street*) will be required in order to approve the lot request as submitted.

As the site abuts a private road, any curb-cuts for the site should comply with Mobile County Engineering requirements.

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 accord 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 or 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).

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 should be placed stating such on the final plat.

Section V.D.9. of the Subdivision Regulations requires the provision of a 25-foot minimum building setback from the “front property line,” which in this case, staff has determined to be where the recorded easement enters the site. Therefore the plat should be revised to show and label a 25-foot minimum building setback from the easement location.

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. A note regarding this requirement should be placed on the final plat.

The lot size information on the preliminary plat should be retained for the final plat.

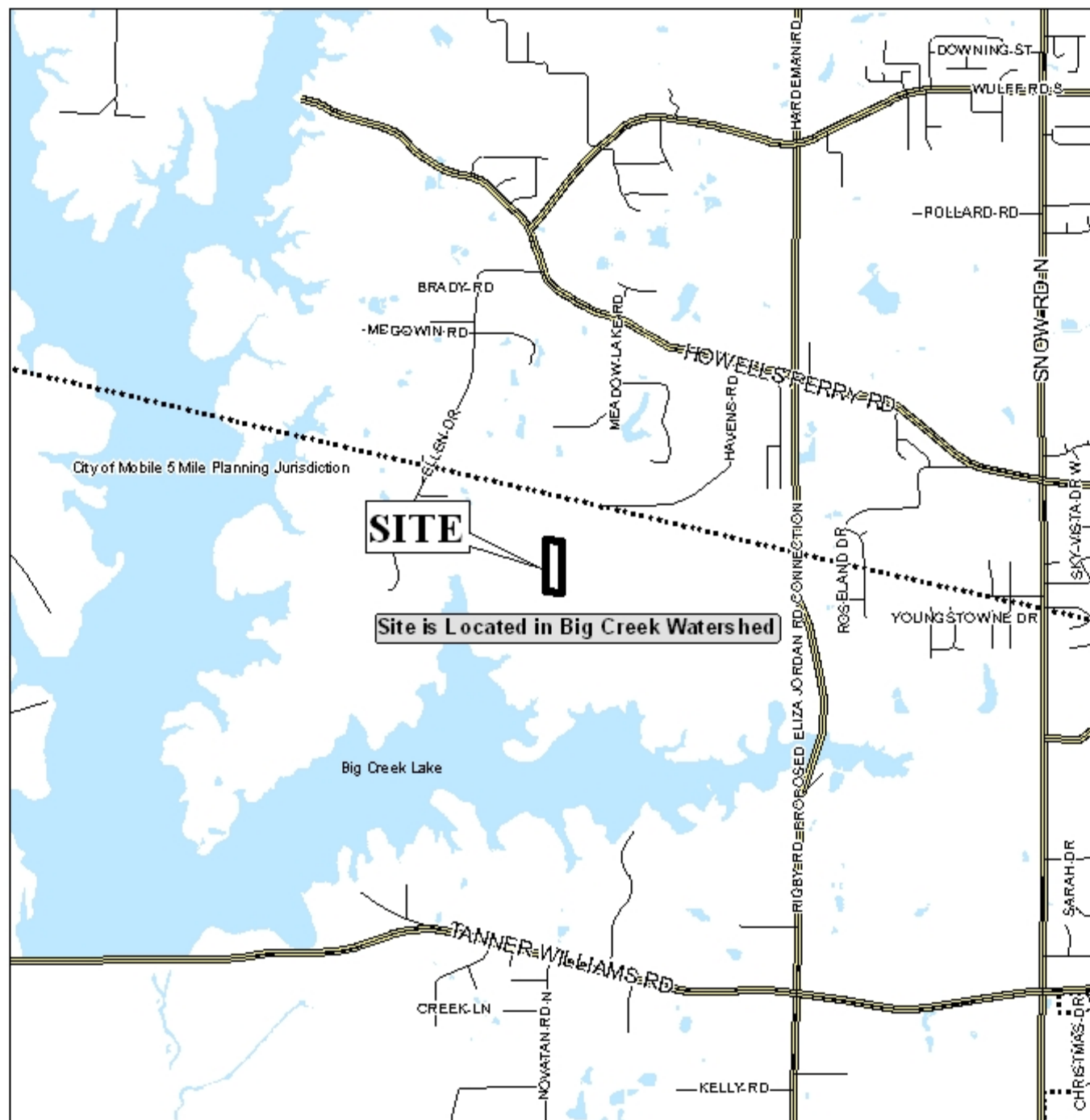
With a waiver of Section V.D.4., the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Compliance with MAWSS comments (*This proposed subdivision is located in the Big Creek Lake watershed, which is the primary source of potable water for the City of Mobile. The owner and/or engineer should contact MAWSS Planning and Engineering Manager to discuss proposed development for Lake Protection Regulations.*);
- 2) 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;

- 3) Placement of a note on the final plat stating that there shall be no future subdivision of the lot until the private street is improved to meet the minimum standards of Section VIII. of the Subdivision Regulations;
- 4) Depiction and labeling of the 25-foot minimum building setback line from the depicted access easement;
- 5) Placement of a note on the plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 6) Placement of a note on the plat stating that 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.

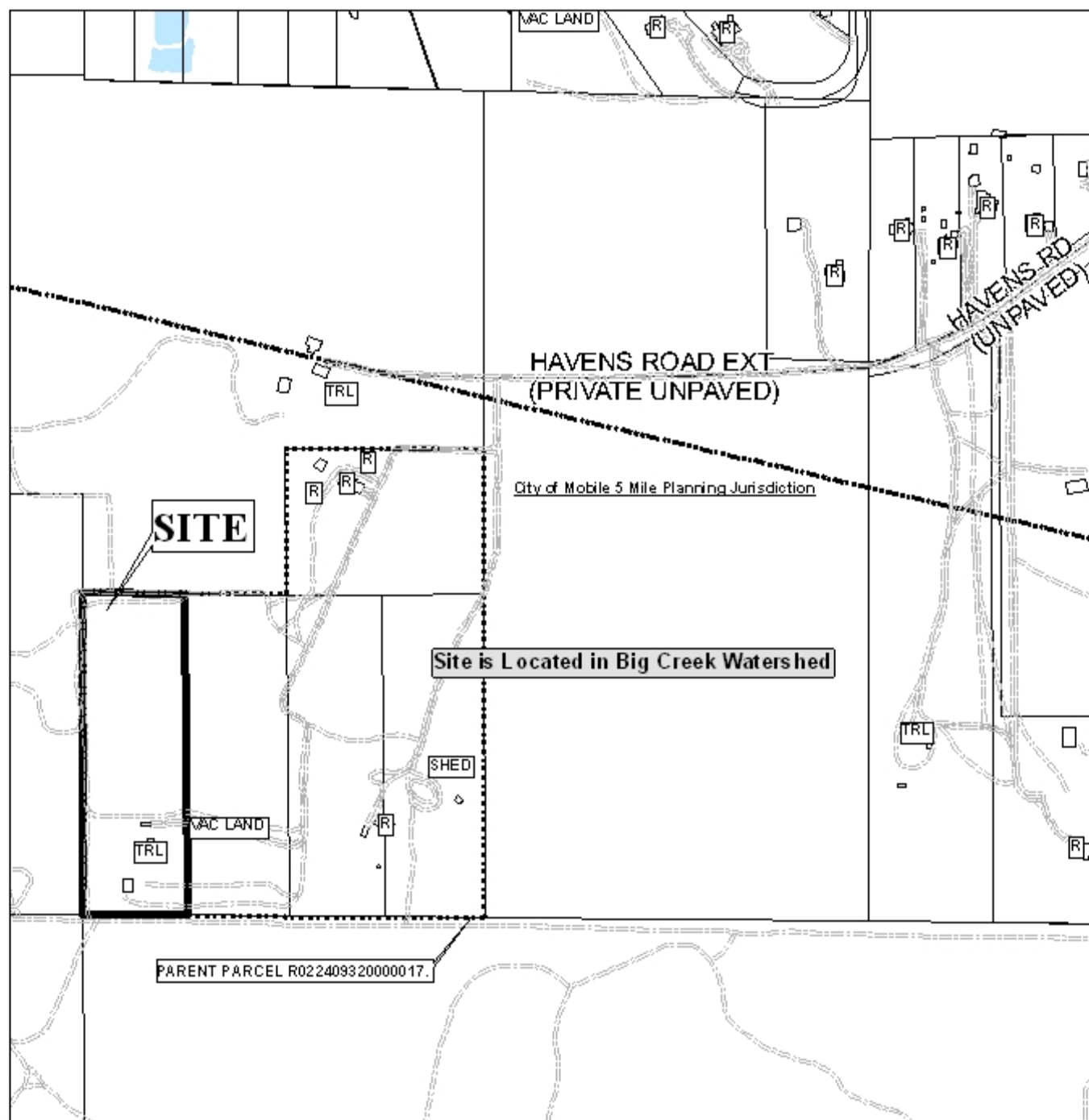
LOCATOR MAP



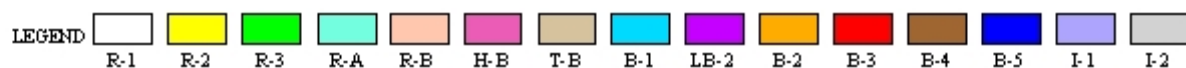
APPLICATION NUMBER 1 DATE February 2, 2012
APPLICANT Richardson Subdivision
REQUEST Subdivision

N
NTS

RICHARDSON SUBDIVISION



APPLICATION NUMBER 1 DATE February 2, 2012



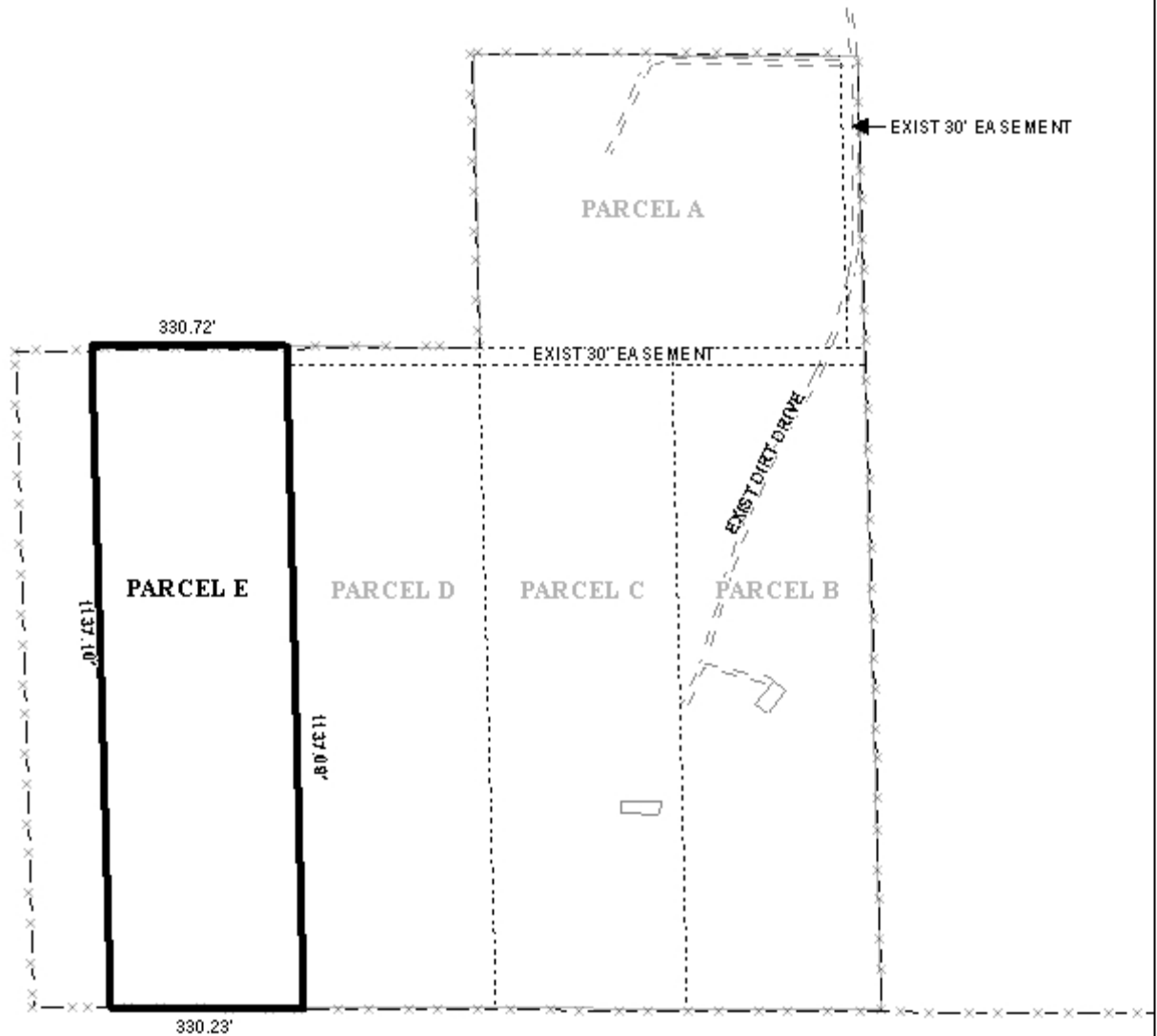
RICHARDSON SUBDIVISION



APPLICATION NUMBER 1 DATE February 2, 2012



DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE February 2, 2012
APPLICANT Richardson Subdivision
REQUEST Subdivision

