

CHESTERFIELD PLACE SUBDIVISION

RESUBDIVISION OF LOT 26

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 0.3± acre, 1 lot subdivision, which is located West side of Ronnie Byrd Lane North at its West terminus – within the planning jurisdiction. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to re-subdivide an existing legal lot of record to revise a drainage easement along the rear and side property lines.

The site fronts Ronnie Byrd Lane North, a minor street with sufficient right-of-way. No dedication is required.

The lot has approximately 87' of frontage along Ronnie Byrd Lane North. As a means of access management, a note should be placed on the final plat stating that the subdivision is limited to one curb cut to Ronnie Byrd Lane North, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards.

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).

Section V.B.14 of the Subdivision Regulations has also been amended since the original approval of Chesterfield Place in 2006. In accordance with the 2003 International Fire Code, all streets longer than 150' are required to have a cul de sac of appropriate size for fire trucks to turn around (minimum 120' right-of-way diameter). As illustrated, the lot fronts a temporary turn-around with a right-of-way width of 90'. However, as already mentioned, the applicant is not proposing any changes in the dimensions in the lot; only the revision of a drainage easement. Therefore, a waiver here may be appropriate.

It should also be noted the plat illustrates a 30' minimum building setback line from Ronnie Byrd Lane North, which exceeds the requirement of Section V.D.9 of the Subdivision Regulations.

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.8 of the Subdivision Regulations.

With a waiver of Sections V.A. 5 and V.B.14 of the Subdivision Regulations, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that the subdivision is limited to one curb cut to Ronnie Byrd Lane North, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;
- 2) placement of a note on the plat stating that the site must be developed in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;
- 3) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8 of the Subdivision Regulations; and
- 4) 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.

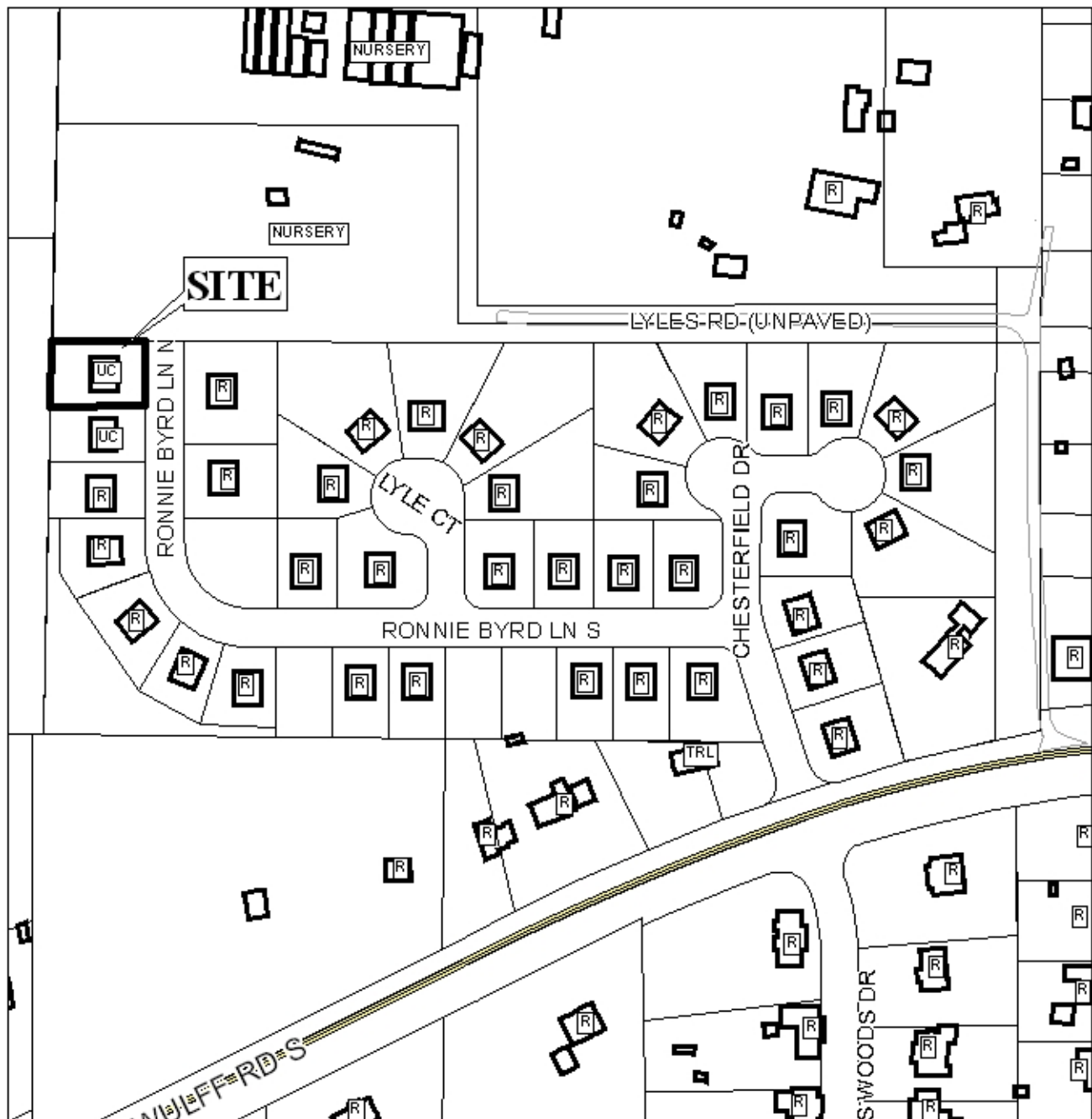
LOCATOR MAP



APPLICATION NUMBER 2 DATE August 6, 2009
APPLICANT Chesterfield Place Subdivision, Resubdivision of Lot 26
REQUEST Subdivision



CHESTERFIELD PLACE SUBDIVISION, RESUBDIVISION OF LOT 26



APPLICATION NUMBER 2 DATE August 6, 2009

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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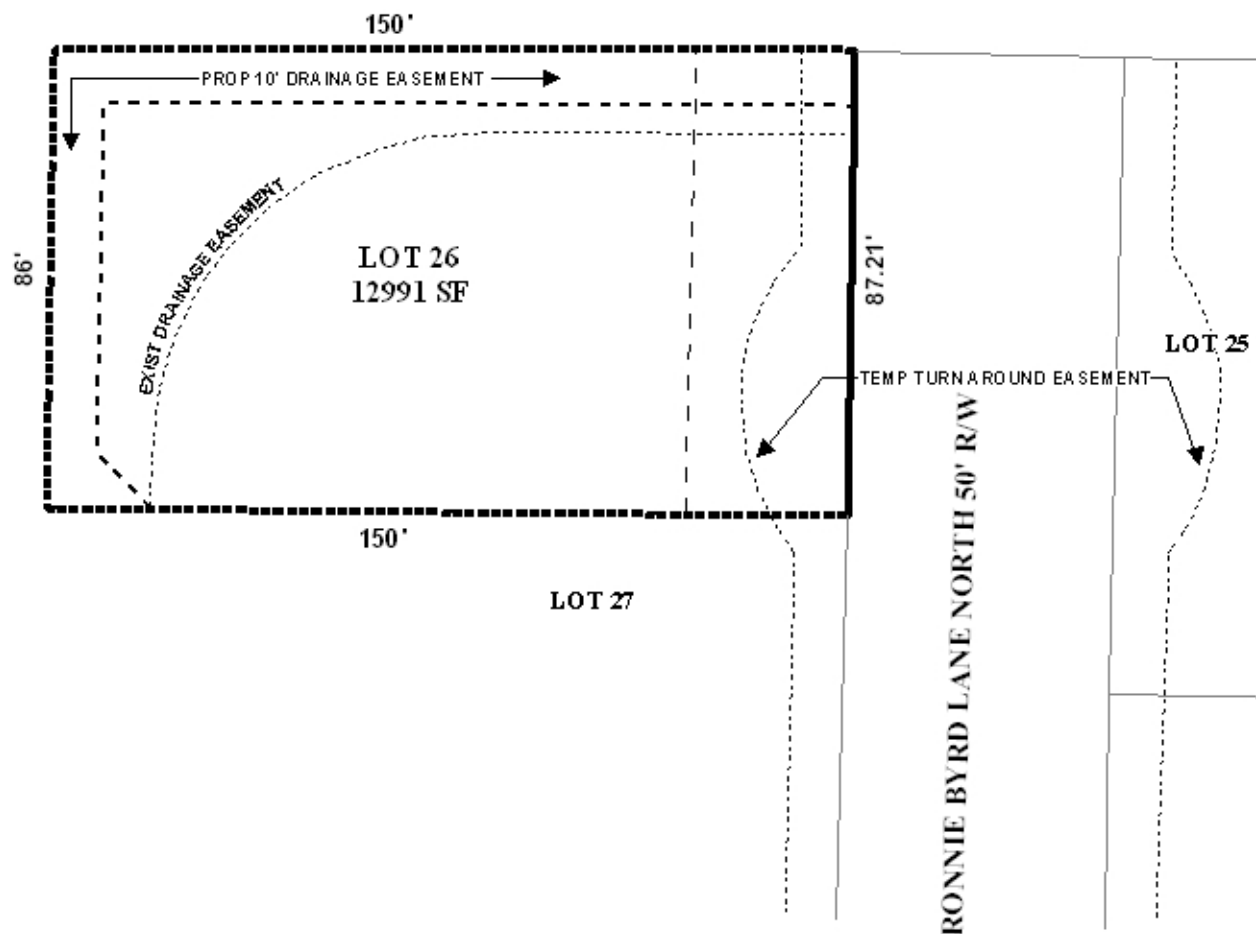
CHESTERFIELD PLACE SUBDIVISION, RESUBDIVISION OF LOT 26



APPLICATION NUMBER 2 DATE August 6, 2009



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE August 6, 2009
 APPLICANT Chesterfield Place Subdivision, Resubdivision of Lot 26
 REQUEST Subdivision

