

## **FERGUSON'S ADDITION TO FIRETOWER ROAD**

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 83.0± acre, 2 lot subdivision, which is located on the North and West sides of Firetower Road extending to the East terminus of Willedee Circle South – 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 create two legal lots from a metes and bounds parcel. However, it appears that the subject parcel was subdivided in 1998 without going through the legal subdivision process. Therefore, the child parcel (R022407350000013.001.) should be included in this application.

The site fronts Firetower Road, a minor street with sufficient right-of-way. No dedication is required.

As proposed, Lots 1 and 2 each have approximately 100' of frontage along Firetower Road. As a means of access management, a note should be placed on the final plat stating that each lot is limited to one curb cut to Firetower Road, with the size, location, and design to be approved by County Engineering and in conformance to AASHTO standards.

As proposed, the lots exceed the maximum depth, as allowed by Section V.D.3 of the Subdivision Regulations. However, as long lots are common in the area, a waiver would be appropriate.

The applicant has reserved approximately 73± acres for “future development.” However, aerial photographs indicate that a structure already exists on the property. If this is the case, the “future development” parcel should also be included as part of the subdivision.

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).

Furthermore, wetlands exist near the site. The presence of wetlands indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

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.7 of the Subdivision Regulations.

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.

Based on the preceding, it is recommended that this application be held over until the June 4<sup>th</sup> meeting to allow the applicant to address the issues regarding the excluded child and “future development” parcels.

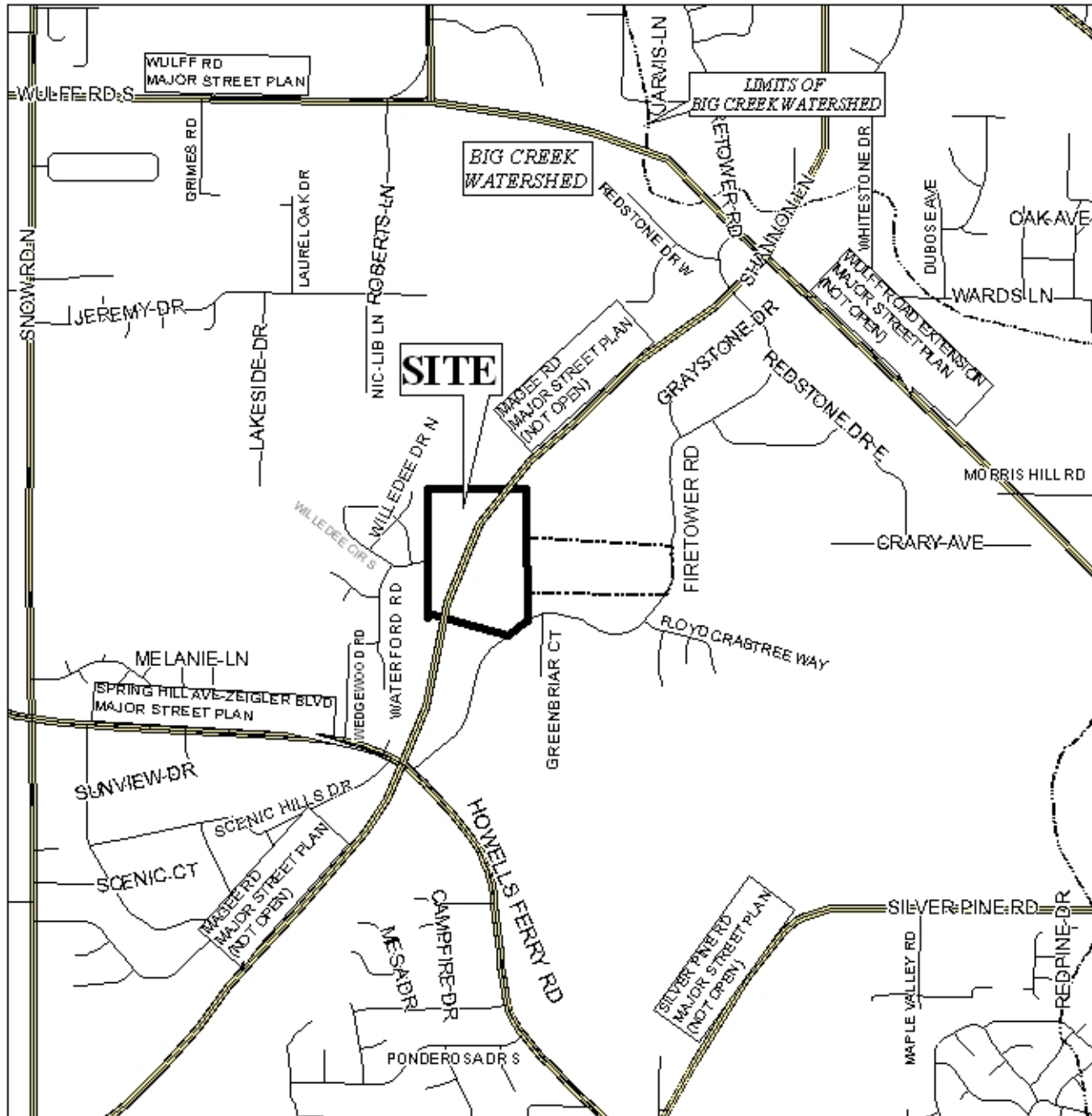
***Revised for the June 4<sup>th</sup> meeting:***

*This application was held over at the May 7<sup>th</sup> meeting to allow the applicant to include the excluded child and “future development” parcels in the subdivision process.*

*While the applicant has submitted a revised plat, it does not address the issue regarding the excluded child parcel. After further research of tax records, it still appears that the applicant acquired the parent parcel in 1997 and then sold the child parcel in 2000 to the current owner, without going through the legal subdivision process. Thus, the child parcel **must** be included.*

*Based on the preceding, this application is recommended for denial.*

# LOCATOR MAP



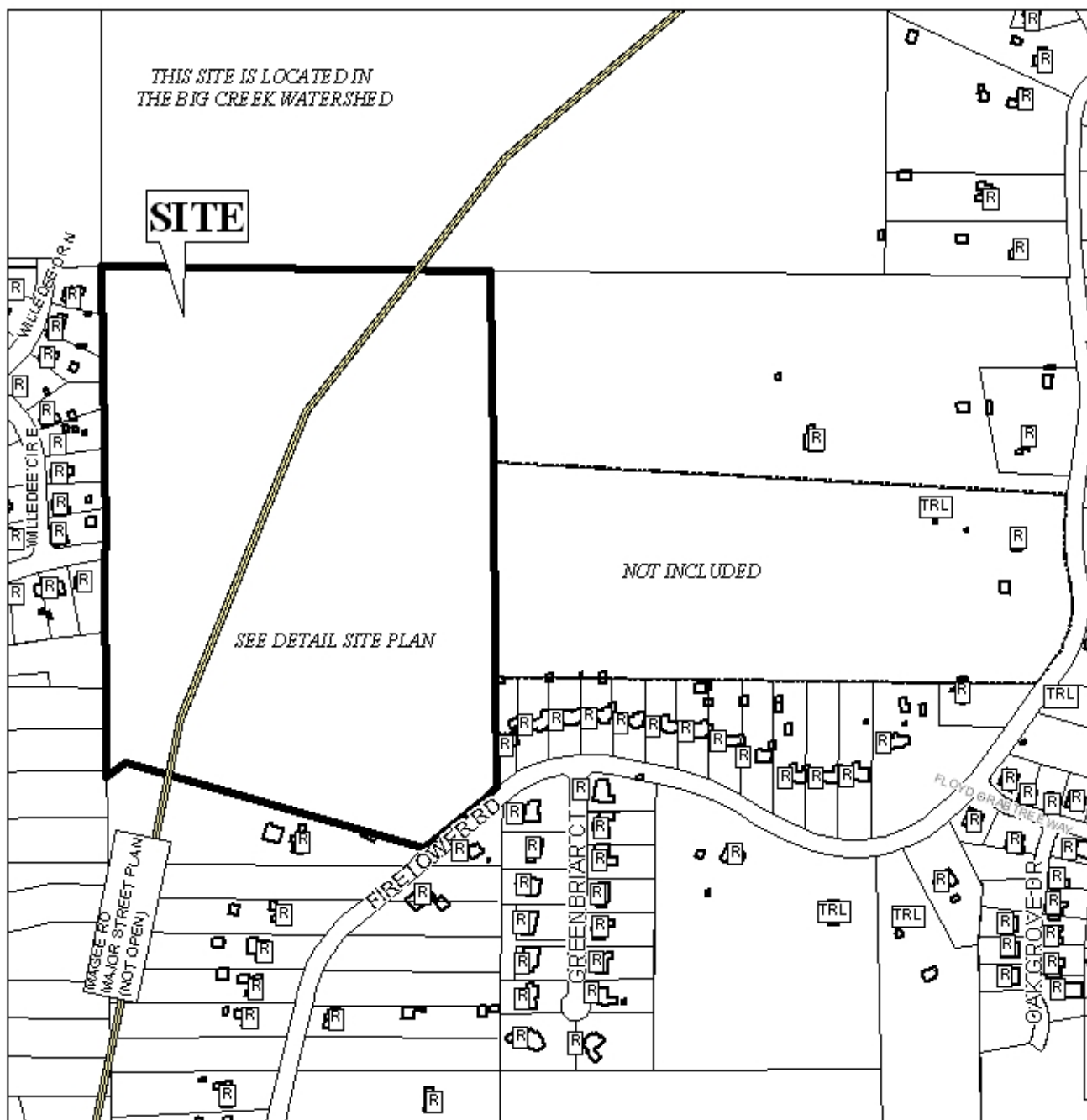
APPLICATION NUMBER 2 DATE June 4, 2009

APPLICANT Ferguson's Addition to Firetower Road Subdivision

REQUEST Subdivision

N  
NTS

# FERGUSON'S ADDITION TO FIRETOWER ROAD SUBDIVISION



APPLICATION NUMBER 2 DATE June 4, 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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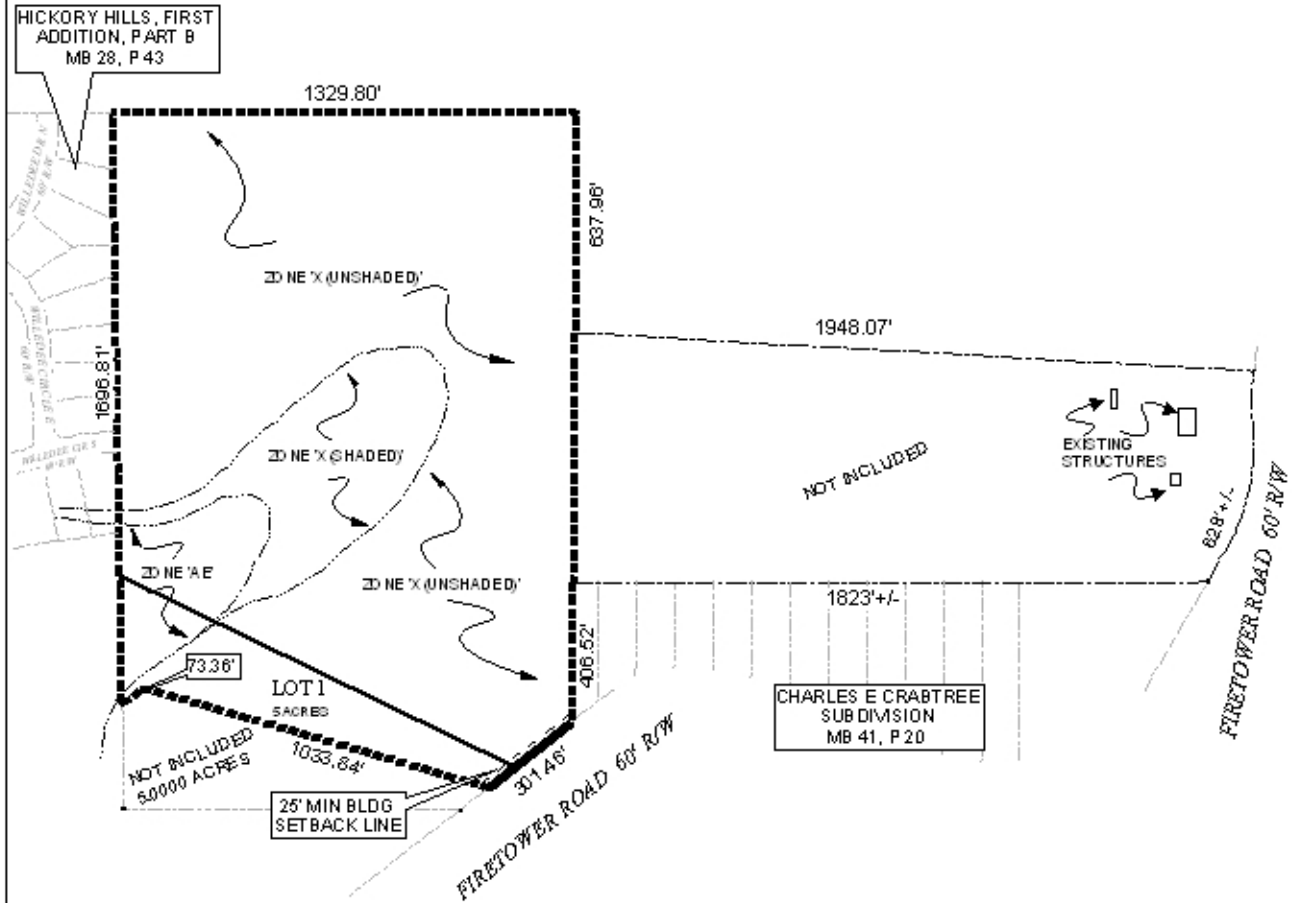
## FERGUSON'S ADDITION TO FIRETOWER ROAD SUBDIVISION



APPLICATION NUMBER 2 DATE June 4, 2009



# DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE June 4, 2009  
 APPLICANT Ferguson's Addition to Firetower Road Subdivision  
 REQUEST Subdivision

N  
 NTS