

YOUNG SUBDIVISION

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: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

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 application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 5-lot, 30.0± acre subdivision which is located on the West side of Snow Road North, 310'± North of Howells Ferry Road, extending to the North side of Howells Ferry Road, ¼-mile± West of Snow Road North, in the planning jurisdiction. The applicant states that the subdivision is served by public water service and individual septic tanks.

The purpose of this application is to create five legal lots of record from ten metes-and-bounds parcels all within a family ownership. The subject property has been within the family for many years and has been parceled-off at various times among three family members. One member proposes to build a residence on Lot 3 and in order to make that a legal lot of record, the other two members have agreed to make their current ownerships legal lots of record also. All proposed lots would meet the minimum size requirements of the Subdivision Regulations.

The subdivision is a family subdivision and consists of some irregularly-shaped parcels which also exceed the maximum depth ratio of the Subdivision Regulations. As Section V.D.1. of the Subdivision Regulations generally prohibits the creation of irregularly-shaped lots, exceptions are allowed for family subdivisions and in instances where other irregularly-shaped properties exist within the vicinity, and both exceptions would apply in this situation. Other properties exist within the vicinity which exceed the maximum depth ratio; therefore, a waiver of Section V.D.3. would be in order. A note should be required on the final plat stating that Lots 2 and 5 are not to be allowed further subdivision until additional frontage on a paved public street is provided.

The site has frontage on Snow Road North and Howells Ferry Road which are both components of the Major Street Plan with planned 100' rights-of-way. Snow Road North has a current 80' right-of-way; therefore, dedication to provide 50' from centerline should be required along Snow Road North. The right-of-way width for Howells Ferry Road is shown as unknown on the plat; therefore the right-of-way width from centerline should either be verified to be 50', or dedication required to provide 50' from centerline along Howells Ferry Road. The 25' minimum building setback line should be illustrated along both street frontages as measured from any required dedication. All lots should be labeled with their sizes in both square feet and acres, after any required dedication, or a table should be furnished on the final plat providing the same information.

As a means of access management, a note should be required on the final plat stating that Lot 5 is limited to one curb cut to Howells Ferry Road, and Lots 1, 2, 3 and 4 are limited to one curb cut each to Snow Road North with the size, location and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards.

The site is within the J. B. Converse watershed, which contains the drinking water supply for the Mobile Area Water and Sewer System. The Subdivision Regulations Environmental and Watershed Protection section states the following requirements for development within drinking water supply watersheds:

"In any watershed which contains a public drinking water source, including, but not necessarily limited to, the J. B. Converse Watershed, no field lines or septic tanks may be constructed or maintained within a "flood prone area" as designated by FEMA, or within a "Buffer Zone" as defined in Section II. Within any such watershed, storm water detention facilities are required in any Subdivision. Detention criteria shall comply with the highest applicable adopted standard, which currently requires 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 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 common area not maintained by the City of Mobile, Mobile County or the State of Alabama."

The Subdivision Regulations define a "Buffer Zone" as follows:

"The area: Within 100 feet of a public drinking water source; within 50 feet of perennial streams and their associated wetlands; and within 25 feet of natural drainage features and their associated wetlands."

Therefore, Section V.A.5., Environmental and Watershed Protection requirements of the Subdivision Regulations should apply to this subdivision.

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 pond and stream are present through a portion of Lot 2 which 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 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.

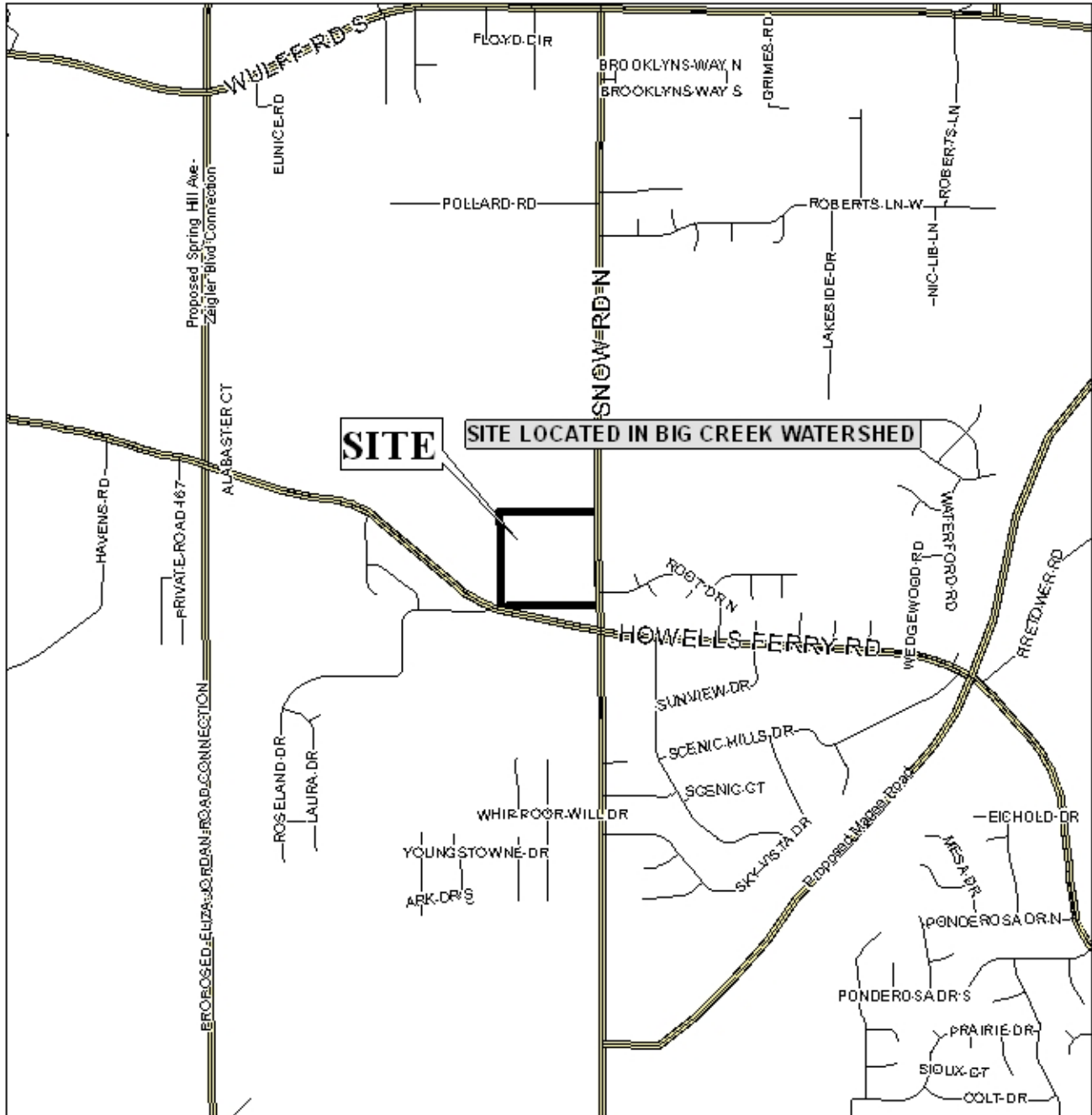
While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

With a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that no future subdivision of Lots 2 and 5 will be allowed until additional frontage on a paved public street is provided;
- 2) dedication of sufficient right-of-way to provide 50' from the centerline of Snow Road North;
- 3) verification that the right-of-way along Howells Ferry Road fronting the site is at least 50' from centerline, or the dedication of sufficient right-of-way to provide 50' from centerline;
- 4) illustration of the 25' minimum building setback line along Snow Road North and Howells Ferry Road, as measured from any required dedication;
- 5) labeling of each lot with its size in both square feet and acres, after any required dedication, or the furnishing of a table on the final plat providing the same information;
- 6) placement of a note on the final plat stating that Lot 5 is limited to one curb cut to Howells Ferry Road, and Lots 1, 2, 3 and 4 are limited to one curb cut each to Snow Road North with the size, location and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 7) placement of a note on the final plat stating that Section V.A.5., Environmental and Watershed Protection requirements of the Subdivision Regulations, will apply;
- 8) placement of a note on the final plat stating development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;
- 9) placement of a note on the final plat stating that the approval of all applicable federal, state and local environmental agencies for wetlands would be required prior to the issuance of any permits or land disturbance activities;

- 10) 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
- 11) placement of a note on the final plat stating development 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.

LOCATOR MAP



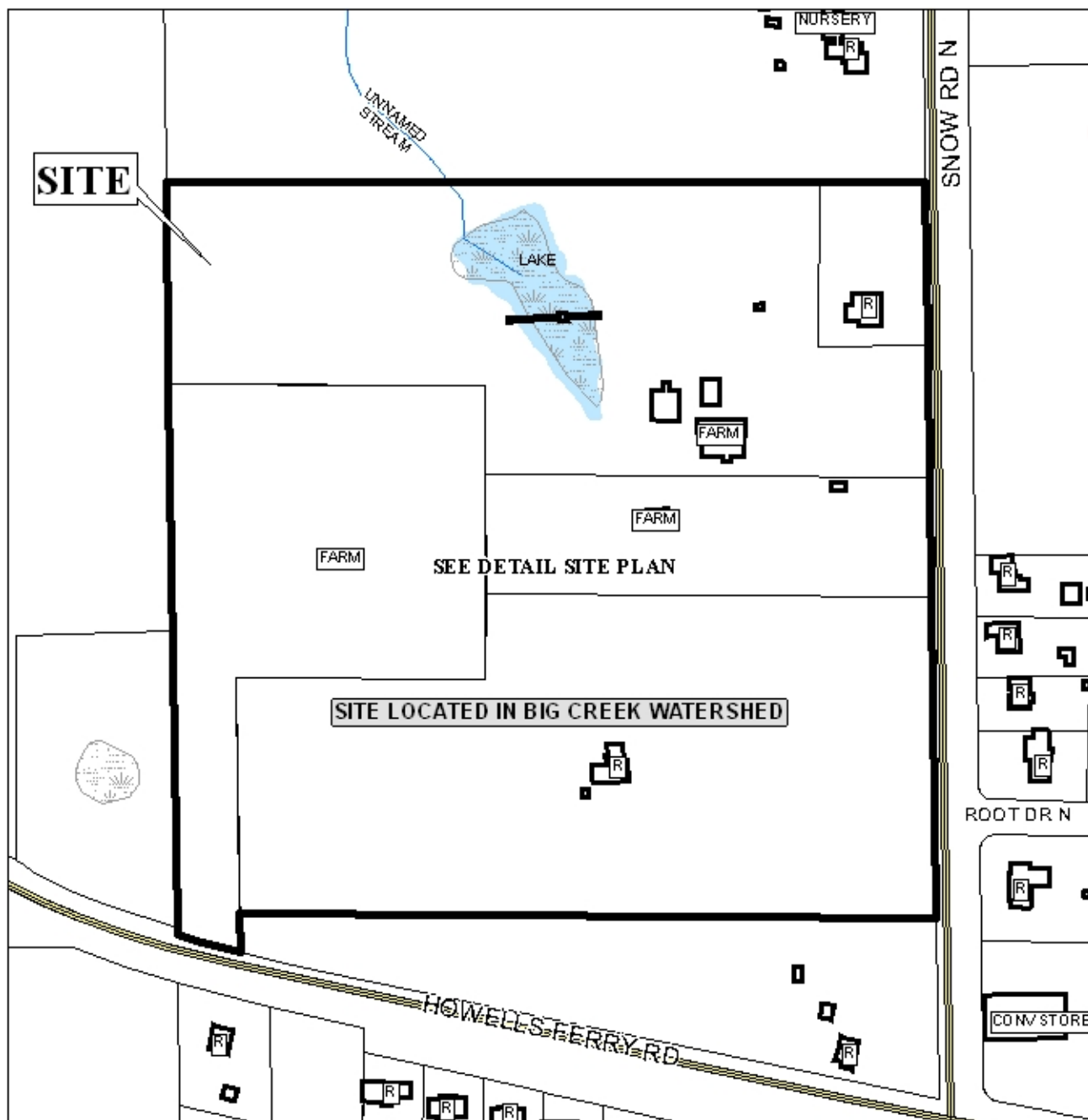
APPLICATION NUMBER 6 DATE November 18, 2010

APPLICANT Young Subdivision

REQUEST Subdivision



YOUNG SUBDIVISION



APPLICATION NUMBER 6 DATE November 18, 2010

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

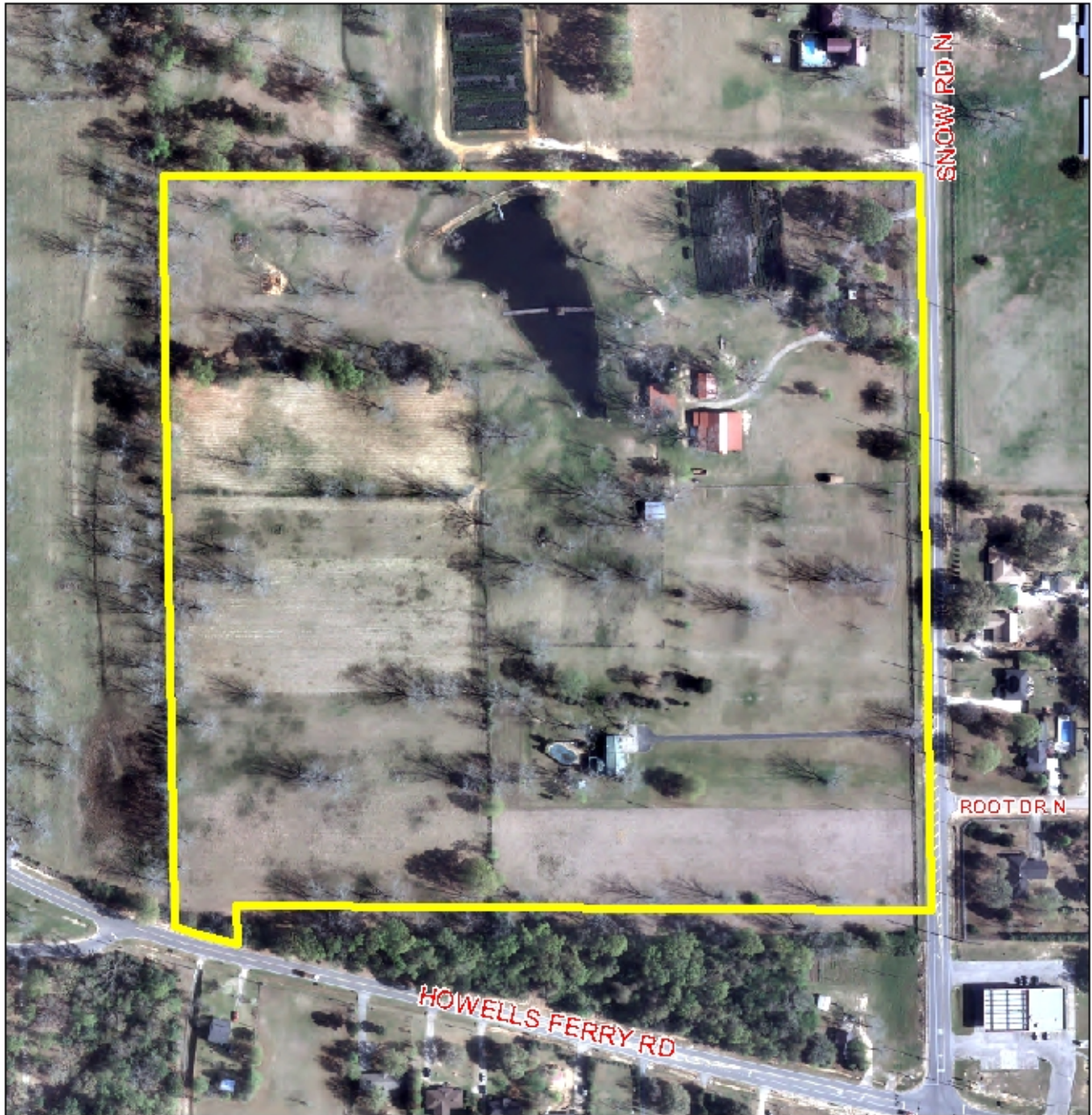
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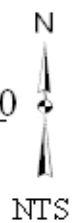


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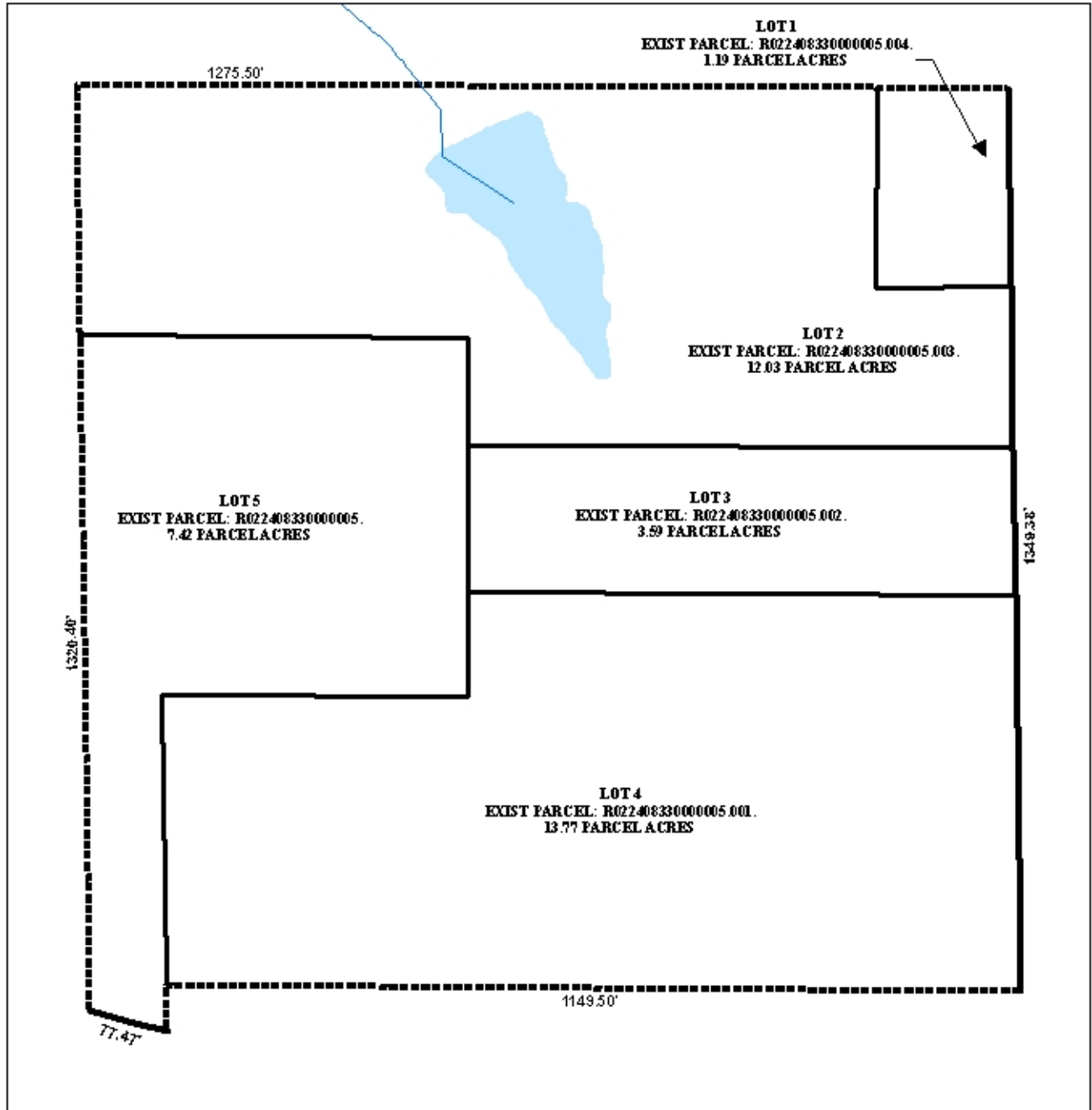
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DETAIL SITE PLAN



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