

HOWELL 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 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.

The plat illustrates the proposed 1-lot, 8.6± acre subdivision located at the South terminus of Havens Road Extension, within the Planning Jurisdiction. The applicant states that the subdivision is served by well water and individual septic services.

The purpose of this application is to create one legal lot from an existing metes-and-bounds parcel. 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. A similar Subdivision approximately 330' West of the subject site was approved by the Commission in February, 2012.

The site has frontage on a recorded 30-foot wide private access easement, which connects the property to Havens Road, a public street, approximately 2,300 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.

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. As on the preliminary plat, the 25-foot minimum building setback should be illustrated as measured from the 30' ingress/egress easement.

The proposed lot meets the minimum size requirements of the Subdivision Regulations; however, the lot is not labeled with its size on the preliminary plat. Therefore, the plat should be revised to label the lot with its size in square feet and acres, or a table should be furnished on the Final Plat providing the same information.

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. Section V.A.5. of the Subdivision Regulations contains standards matching those of Mobile County 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.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the Final Plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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 on the Final 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.

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

- 1) retention of the 25' minimum building setback line as measured from the 30' ingress/egress easement;
- 2) revision of the plat to label the lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating that any curb-cuts for the site should comply with Mobile County Engineering requirements;

- 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;
- 5) compliance with the Fire 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.);*
- 6) 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;
- 7) placement of a note on the Final 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
- 8) placement of a note on the Final 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



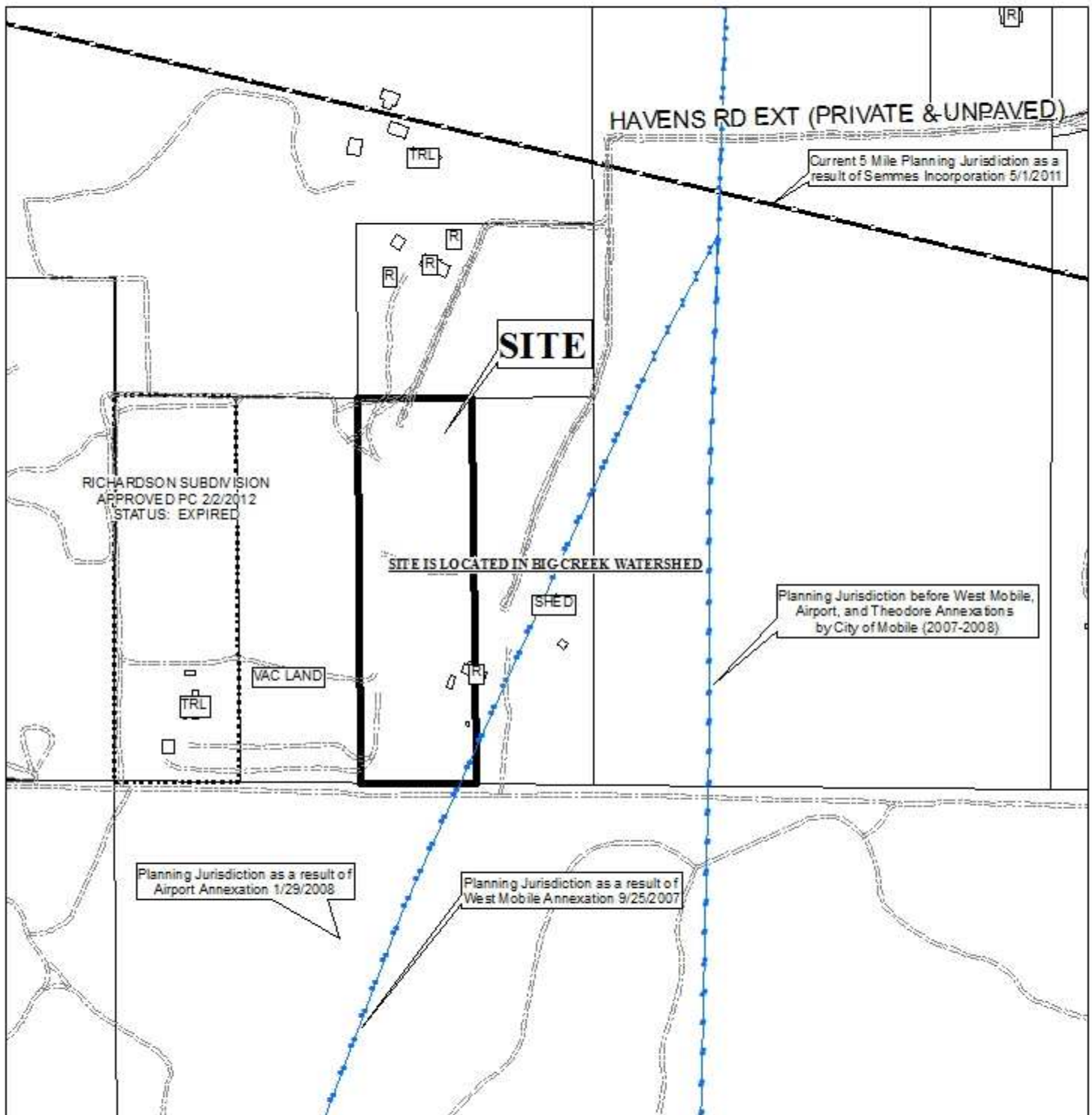
APPLICATION NUMBER 7 DATE June 5, 2014

APPLICANT Howell Subdivision

REQUEST Subdivision



HOWELL SUBDIVISION



APPLICATION NUMBER 7 DATE June 5, 2014



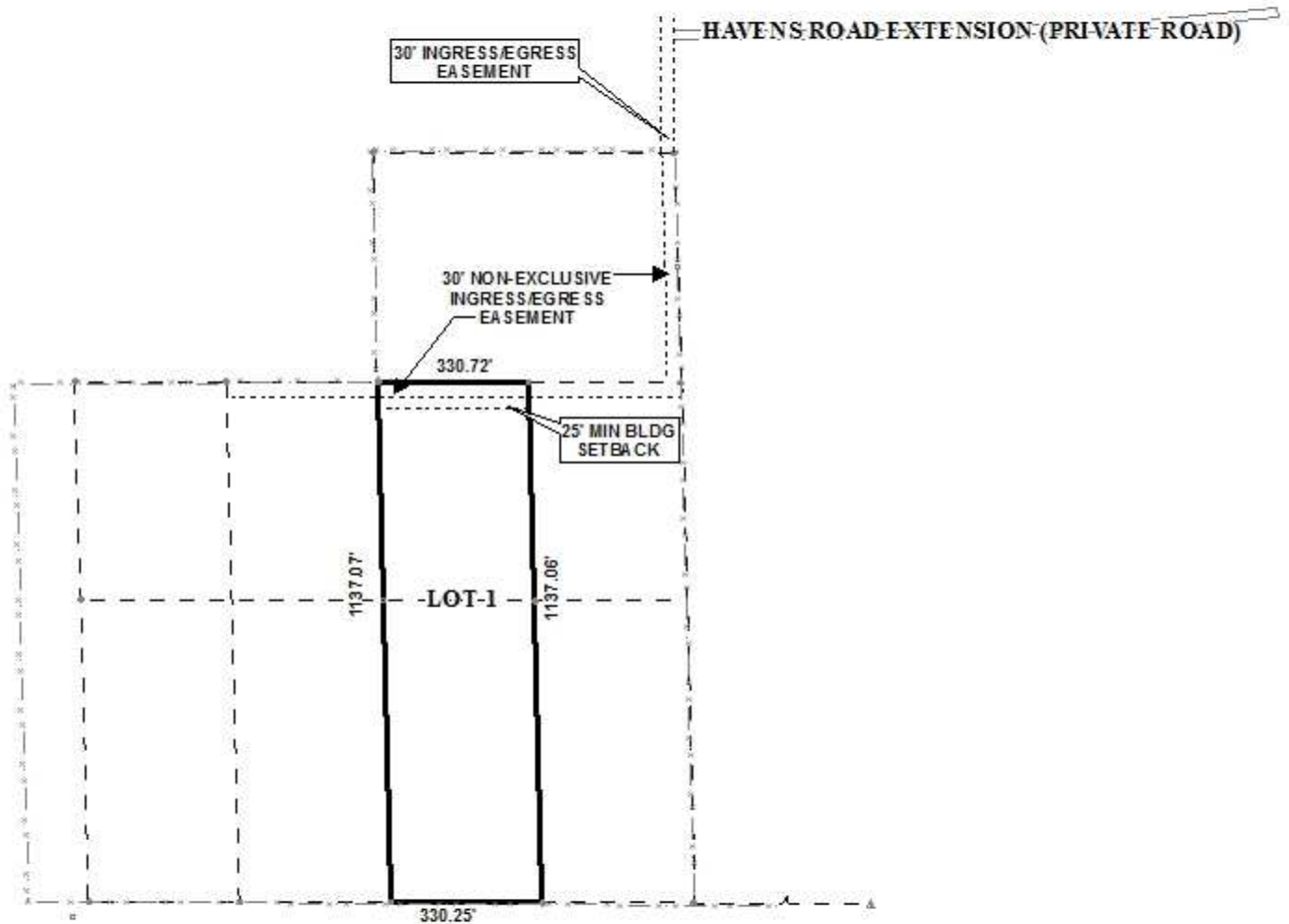
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DETAIL SITE PLAN



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APPLICANT Howell Subdivision

REQUEST Subdivision

