

HEADWATERS SUBDIVISION, UNIT TWO,
RESUBDIVISION OF LOTS 36 – 39 & 50

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: 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: Comments not received.

The plat illustrates the proposed 14.2± acre, 5-lot subdivision which is located on the North side of Crepe Myrtle Court, extending to the West side of an unopened public right-of-way at the West terminus of Nugget Drive, within the planning jurisdiction. The site is served by public water and individual septic systems.

The purpose of this application is to resubdivide five existing lots of record via shifts of the internal property lines. All lots would meet the minimum requirements of the Subdivision Regulations.

The proposed lots are of irregular shapes, sizes, and depth-to-width ratios which are generally not allowed by Sections V.D.1. and V.D.3. of the Subdivision Regulations. However, as the lots are not significantly different from their original recordings, waivers of Sections V.D.1. and V.D.3. would seem in order.

The proposed site would be accessed by Dawes Lake Road East, Crepe Myrtle Court, and an existing cul-de-sac at the West terminus of Nugget Drive, all minor streets, which are illustrated on the preliminary plat with 50' and 60' rights-of-way, and a 120' cul-de-sac diameter, in compliance with the Subdivision Regulations. Thus, no dedications would be required. No new streets are proposed or required for the subdivision.

As on the preliminary plat the 25' minimum building setback line should be illustrated on the Final Plat. The plat should be revised to also illustrate a 30' minimum building setback line on Lots 36 and 37 along the unopened public right-of-way along the East side of the site, due to existing drainage and utility easements.

The plat labels each lot with its size in acres. This should be revised to also label each lot in both acres and square feet, or a table should be furnished on the Final Plat providing the same information.

Access management is a concern for all lots. Lot 36 is a corner lot and also contains an access easement to the Common Area within the interior of the subdivision. Therefore Lot 36 should be limited to two curb cuts, with one of the two for the Common Area access easement. Lot 37 is also a corner lot and a note should be placed on the Final Plat stating that Lot 37 is limited to one curb cut to the cul-de-sac and denied access to the unopened public right of way until such time it is developed to County standards. Lots 38, 39 and 50 should each be limited to one curb cut to the cul-de-sac. The size, design and location of all curb cuts should be approved by County Engineering and conform to AASHTO standards.

The site was originally recorded as a portion of Lot 2, Sandbrook Estates Subdivision, Unit Two, approved by the Commission in 2007. In 2008, that lot was resubdivided as Headwaters Subdivision, Unit One & Unit Two. The lake along the West side of the site is within Sandbrook Estates Subdivision, Unit Two, and there is an access easement to such within the subject site recorded with Headwaters Subdivision, Unit Two. But unlike the recorded plat for Headwaters, Unit Two, the proposed plat indicates a second access easement to the lake and to the large Common Area now proposed for the interior of the subdivision. Also indicated is a large area of NWI wetlands associated with the upper reaches of Halls Mill Creek which was not indicated on the recorded plat of Headwaters, Unit Two. The plat also retains a recorded 20' utility easement along most of the East side of the subdivision.

Due to the various easements within the proposed subdivision, a note should be required on the Final Plat stating that no structures are to be built within any easement. As the site is now proposed to have a Common Area, a note should be required on the Final Plat stating that the maintenance of the Common Area is the responsibility of the property owners. And as the site borders upon a lake and also contains NWI wetlands, this indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

This site is located in Mobile County, thus 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 waivers of Sections V.D.1. and V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) illustration of the 25' minimum building setback line along all street frontages;
- 2) revision of the plat to also illustrate a 30' minimum building setback line on Lots 36 and 37 along the unopened public right-of-way along the East side of the site, to accommodate existing drainage and utility easements;
- 3) revision of the plat to label each lot with its size in both acres and square feet, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that Lot 36 is limited to two curb cuts, with one of the two for the Common Area access easement;
- 5) placement of a note on the Final Plat stating that Lot 37 is limited to one curb cut to the cul-de-sac and denied access to the unopened public right-of-way until such time it is developed to County standards;
- 6) placement of a note on the Final Plat stating that Lots 38, 39 and 50 are limited to one curb cut each to the cul-de-sac;
- 7) placement of a note on the Final Plat stating that the size, design and location of all curb cuts should be approved by County Engineering and conform to AASHTO standards;
- 8) placement of a note on the Final Plat stating that no structures are to be built within any easement;
- 9) placement of a note on the Final Plat stating that the maintenance of the Common Area is the responsibility of the property owners;
- 10) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required for wetlands prior to the issuance of any permits or land disturbance activities;
- 11) placement of a note on the Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 12) placement of a note 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 a letter 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 commencement of any land disturbing activities, issuance of any permits/approvals for road construction, or signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 13) 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; and
- 14) 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.).*

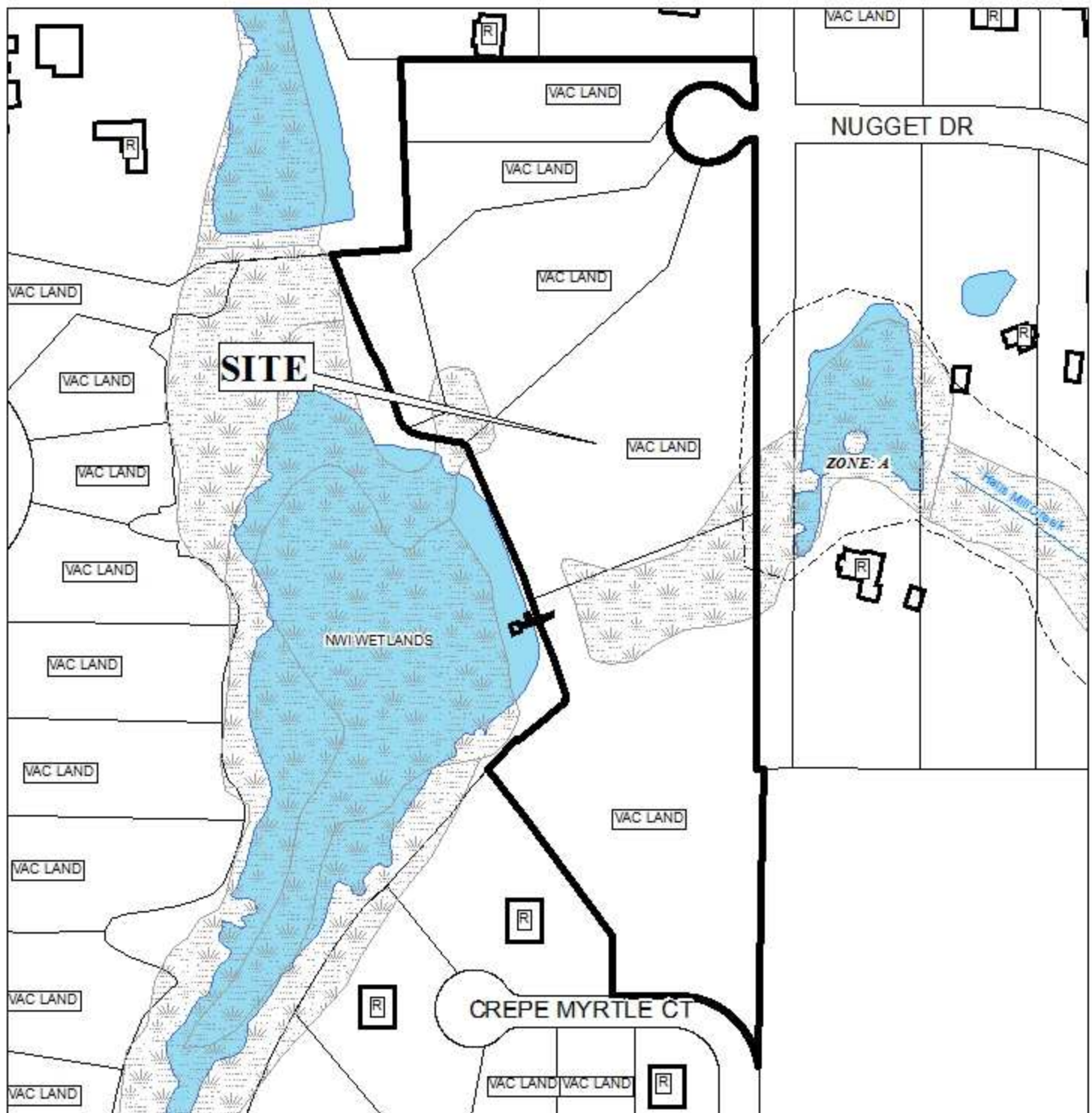
LOCATOR MAP



APPLICATION NUMBER 9 DATE February 6, 2014
APPLICANT Headwaters Subdivision, Unit Two, Resubdivision of Lots 36 – 39 & 50
REQUEST Subdivision



HEADWATERS SUBDIVISION, UNIT TWO, RESUBDIVISION OF LOTS 36 – 39 & 50



APPLICATION NUMBER 9 DATE February 6, 2014

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



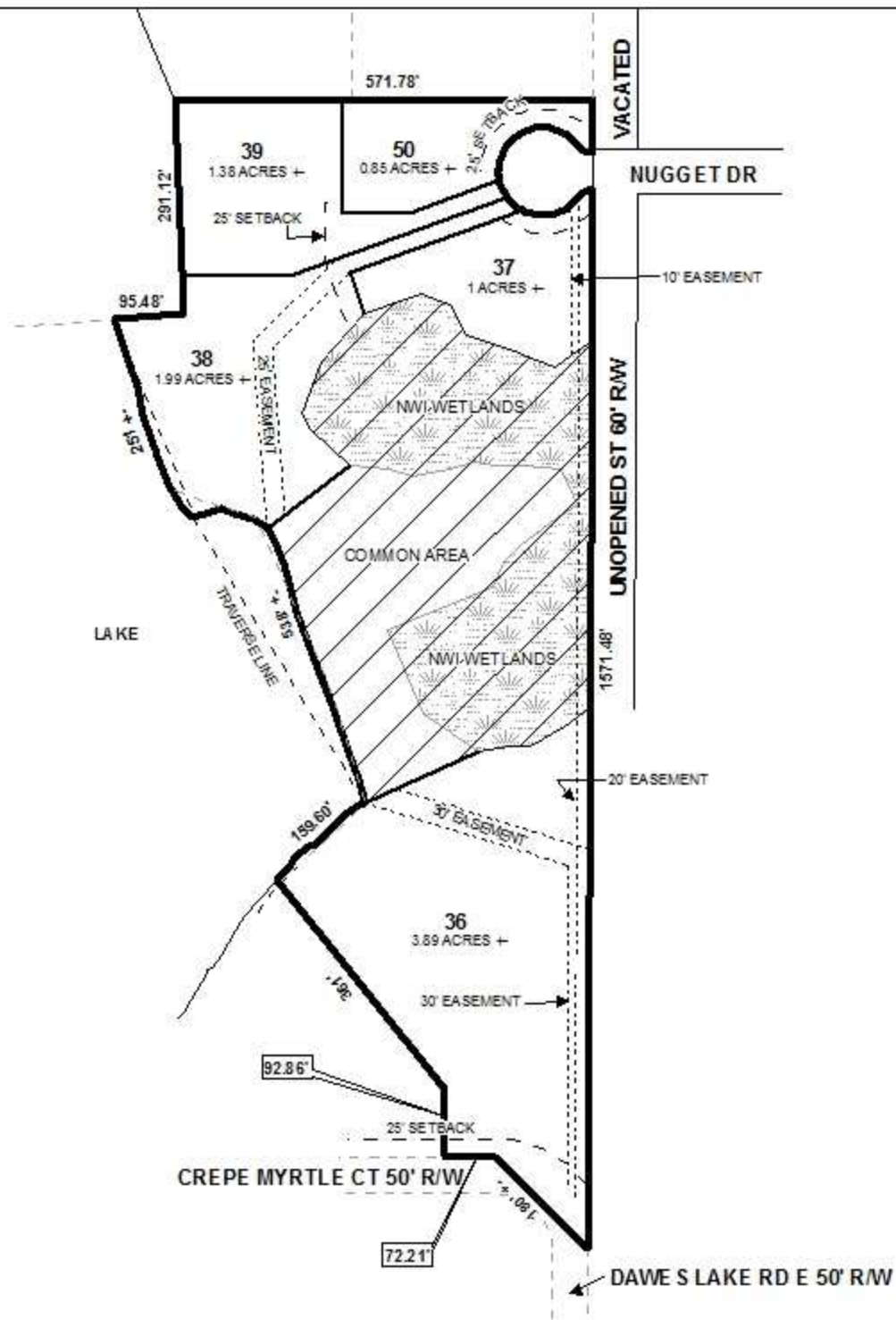
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DETAIL SITE PLAN



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