

SNYDER'S HOLLOW SUBDIVISION, **RESUBDIVISION OF LOT 1**

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

Fire-Rescue Department Comments: No comments.

MAWSS Comments: No comments.

The plat illustrates the proposed 2 lot, 1.1 ± acres subdivision located on the North side of Howells Ferry Road, 580'± West of the North terminus of Hubert Pierce Road. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to resubdivide an existing lot of record into two lots. Both proposed lots would meet the minimum area requirements.

The site fronts on Howells Ferry Road with a current 80' right-of-way width. Howells Ferry Road is a component of the Major Street Plan with a planned 100' right-of-way width, therefore, the current width is 10' substandard along the site's frontage. Since dedication was not required in the approval of Snyder's Hollow Subdivision in 2003, it should not be required in this case. The plat illustrates a 35' building setback line as measured from the current right-of-way. This would allow a 25' building setback line as measured from the future right-of-way as proposed in the Major Street Plan, and this should also be indicated on the final plat. 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 Howells Ferry Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

Each lot is labeled with its size in acres and square feet and this should also be done on the final plat, or a table should be provided on the plat furnishing the same information.

The site is within the J. B. Converse watershed, which contains the drinking water supply for the Mobile Area Water and Sewer System. As amended, 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, the 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. “Best Management Practices” for water quality protection as defined in The Use of Best Management Practices (BMPs) in Urban Watershed – EPA should apply.

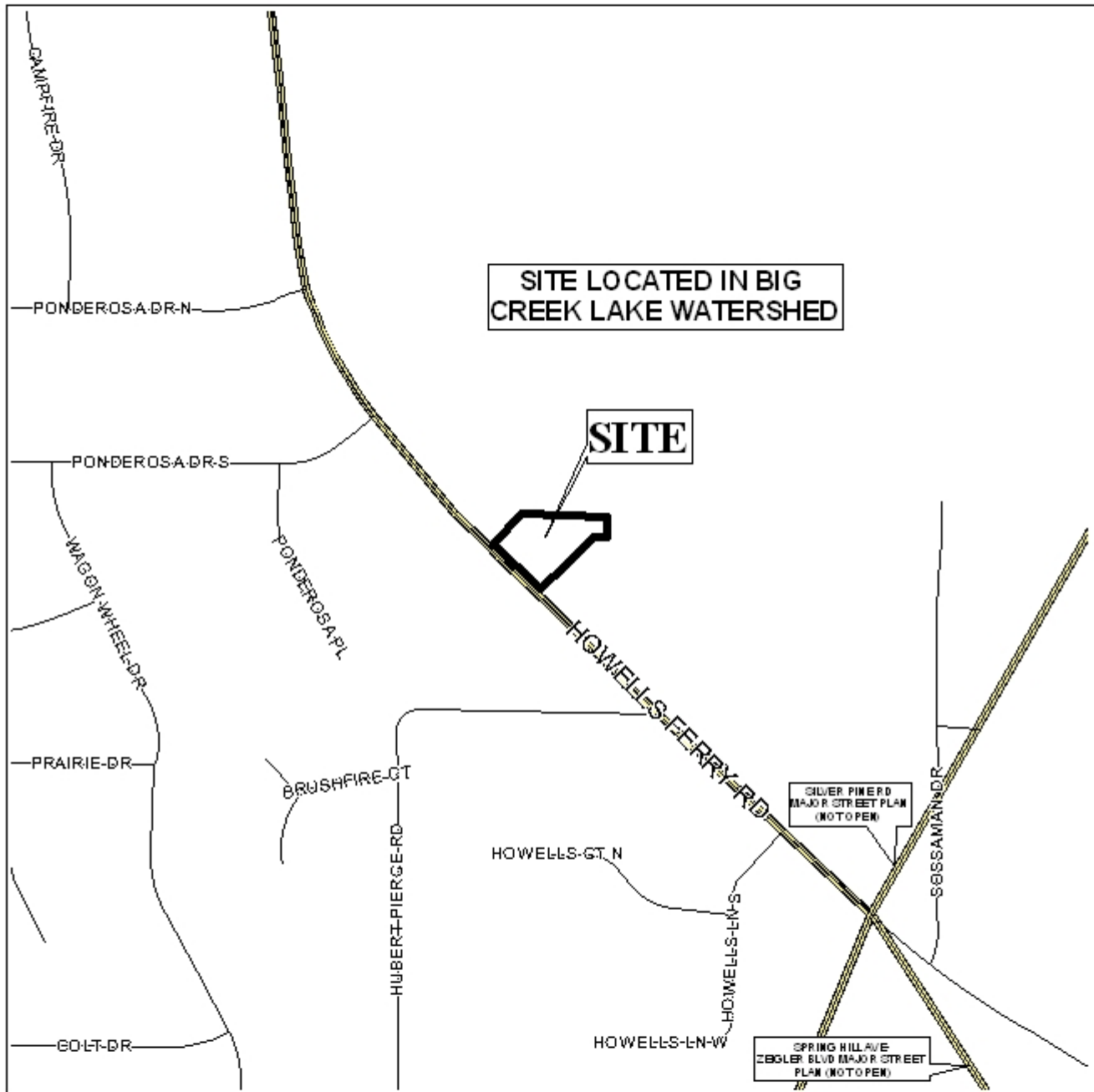
A note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

Based on the preceding, 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 35’ minimum building setback line from the current right-of-way, as on the revised plat submitted with the application;
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut to Howells Ferry Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 3) labeling of each lot with its size in square feet and acres, or the provision of a table on the plat furnishing the same information;
- 4) provision of 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.” Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 5) 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; and

- 6) 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.7. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 10 DATE May 15, 2008

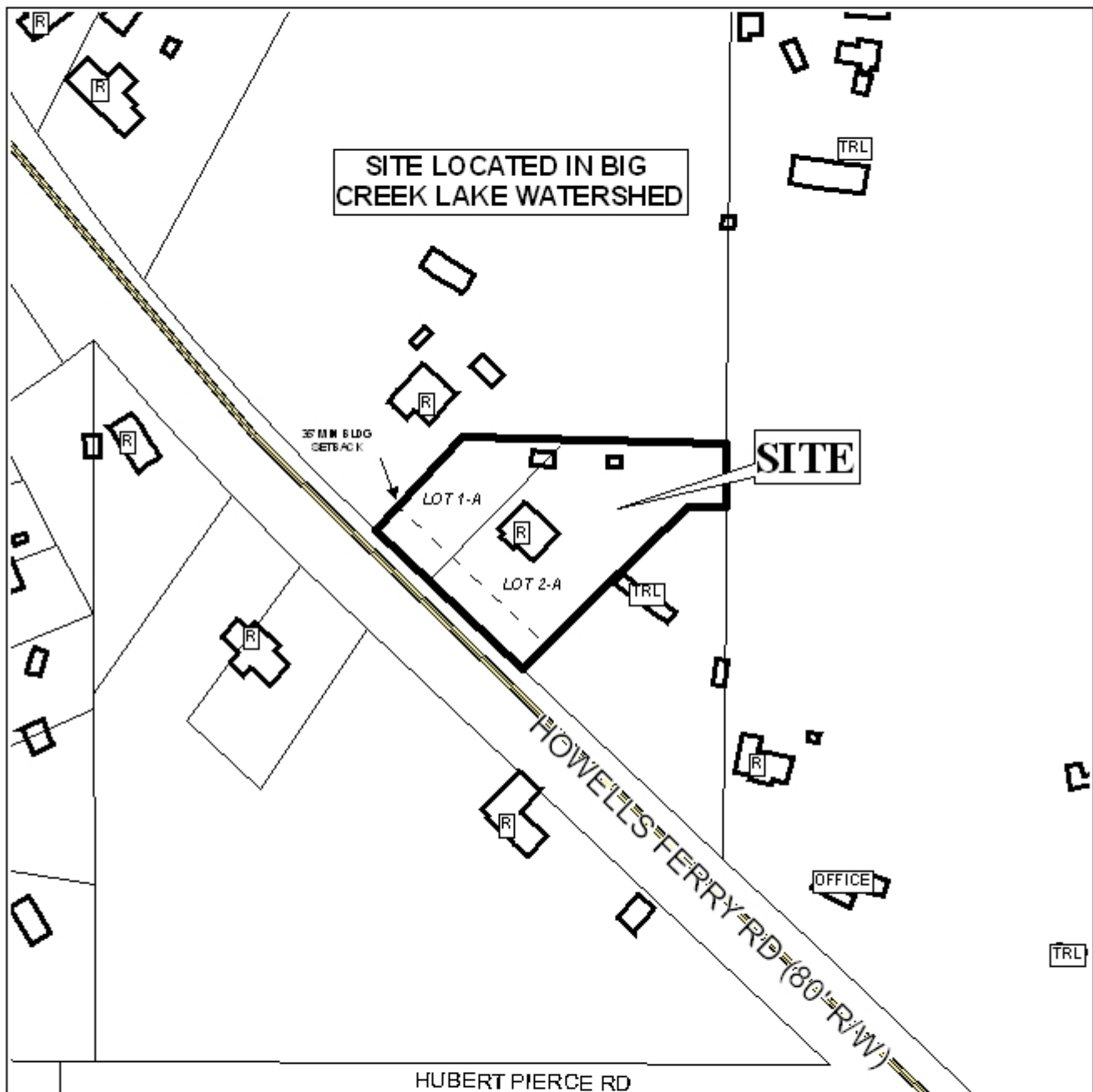
APPLICANT Snyder's Hollow Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



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SNYDER'S HOLLOW SUBDIVISION, RESUBDIVISION OF LOT 1



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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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