

ALEXIS PLACE 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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 16.5± acre, 66 lot subdivision, which is located on the East side of Schillinger Road North at the East terminus of Hi Wood 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 66 lots of record from a metes and bounds parcel and portions of two other metes and bounds parcels. The remainder of one parcel has been submitted as Alexis Place Commercial Park Subdivision. However, it appears that the Northernmost part of the subject subdivision (labeled as common / detention area) is part of a larger parcel (R022304193000002.) that should also be included in the subdivision process.

Via a proposed minor street, the site fronts Schillinger Road North, part of the Schillinger Road and Industrial Parkway thoroughfare. The Major Street Plan requires this section of the thoroughfare to have a minimum 100' right-of-way; therefore, as only 80' currently exists, dedication will be required.

The proposed subdivision consists of 66 lots (approximately 66' in width), 5 of which are corner lots. As a means of access management, a note should be placed on the final plat stating that each lot (including corner lots) is limited to one curb cut, with the sizes, locations, and designs to be approved by County Engineering and in conformance with AASHTO standards.

The proposed street network is composed of closed end streets, with temporary turn-arounds, approximately 645' in length; thus a waiver of Section V.B.6 of the Subdivision Regulations (allows maximum 600') will be required. Furthermore, as proposed, the curb radii and turn-arounds are substandard. The applicant should revise the plat to provide sufficient radii, in compliance with Section V.A.16 of the Subdivision Regulations, within the street network and at the intersection of Alexis Place Drive and Schillinger Road North. Rights-of-way for turn-arounds should be a minimum 120' in diameter, as required by the 2003 International Fire Code. Furthermore, the streets should be constructed to County Engineering Standards and accepted by County Engineering prior to signing the final plat.

The applicant has illustrated a common / detention area in the Northeastern corner of the subdivision, along with a 1600 square foot utility easement. Notes should be placed on the final

plat stating that the maintenance of the common / detention area is the responsibility of the property owners and that no construction is allowed within the utility easement.

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).

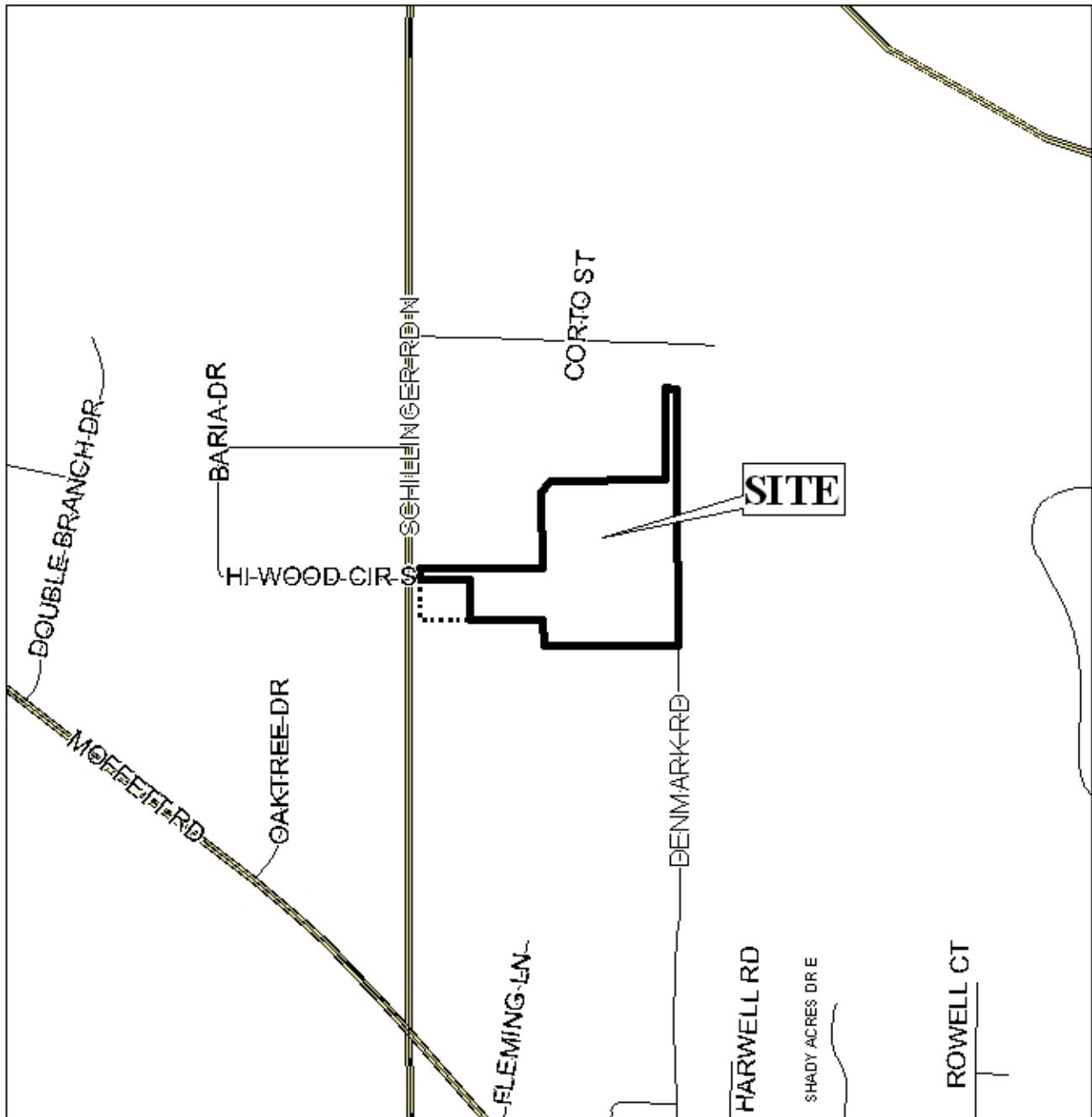
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state, and Federal regulations 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 recording of the final plat and/or any land disturbance permits.

Based on the preceding, it is recommended that this application be held over until the June 4th meeting to allow the applicant to include the entirety of Tax Parcel R022304193000002 in the subdivision process.

LOCATOR MAP



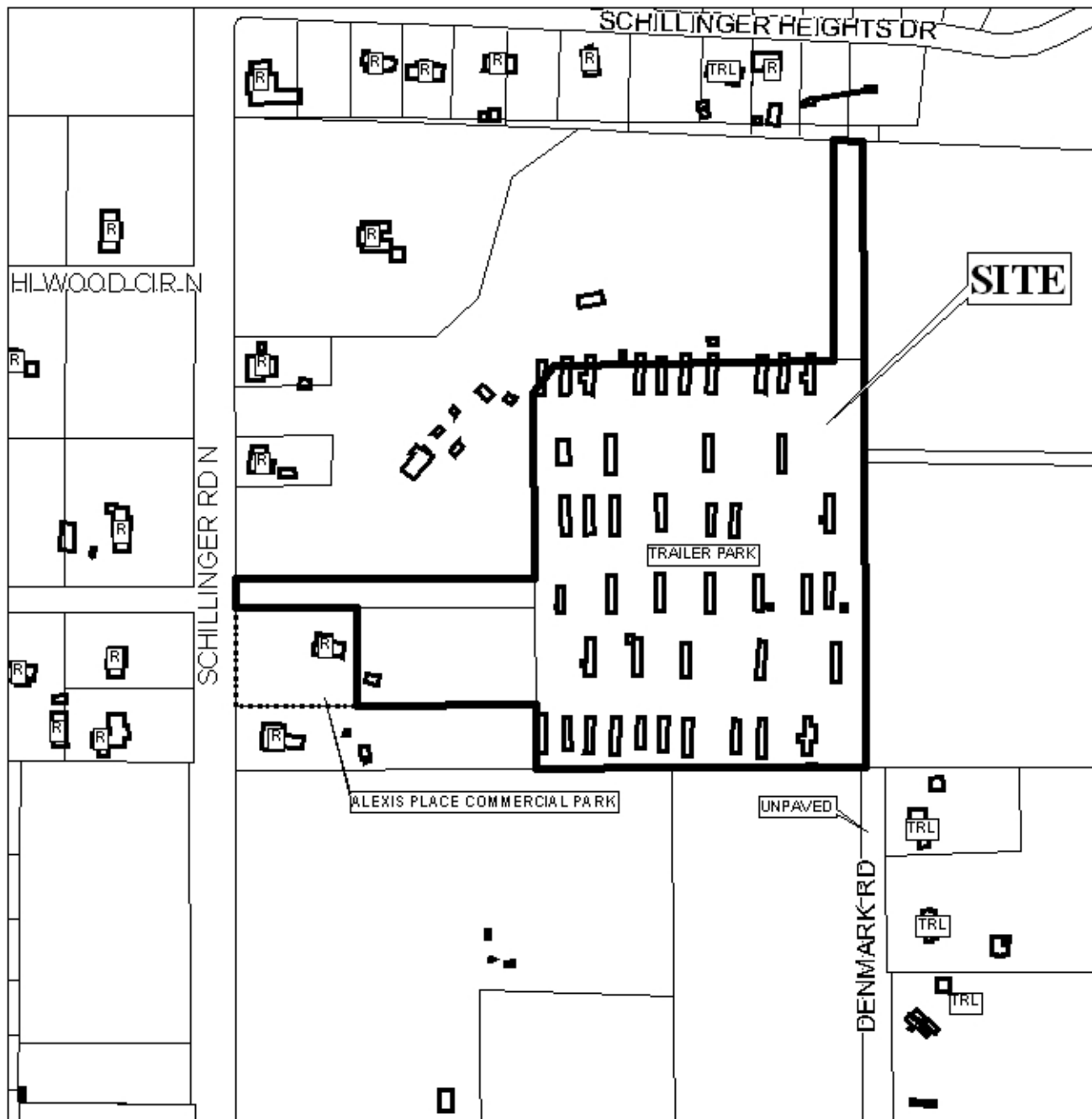
APPLICATION NUMBER 12 DATE May 7, 2009

APPLICANT Alexis Place Subdivision

REQUEST Subdivision



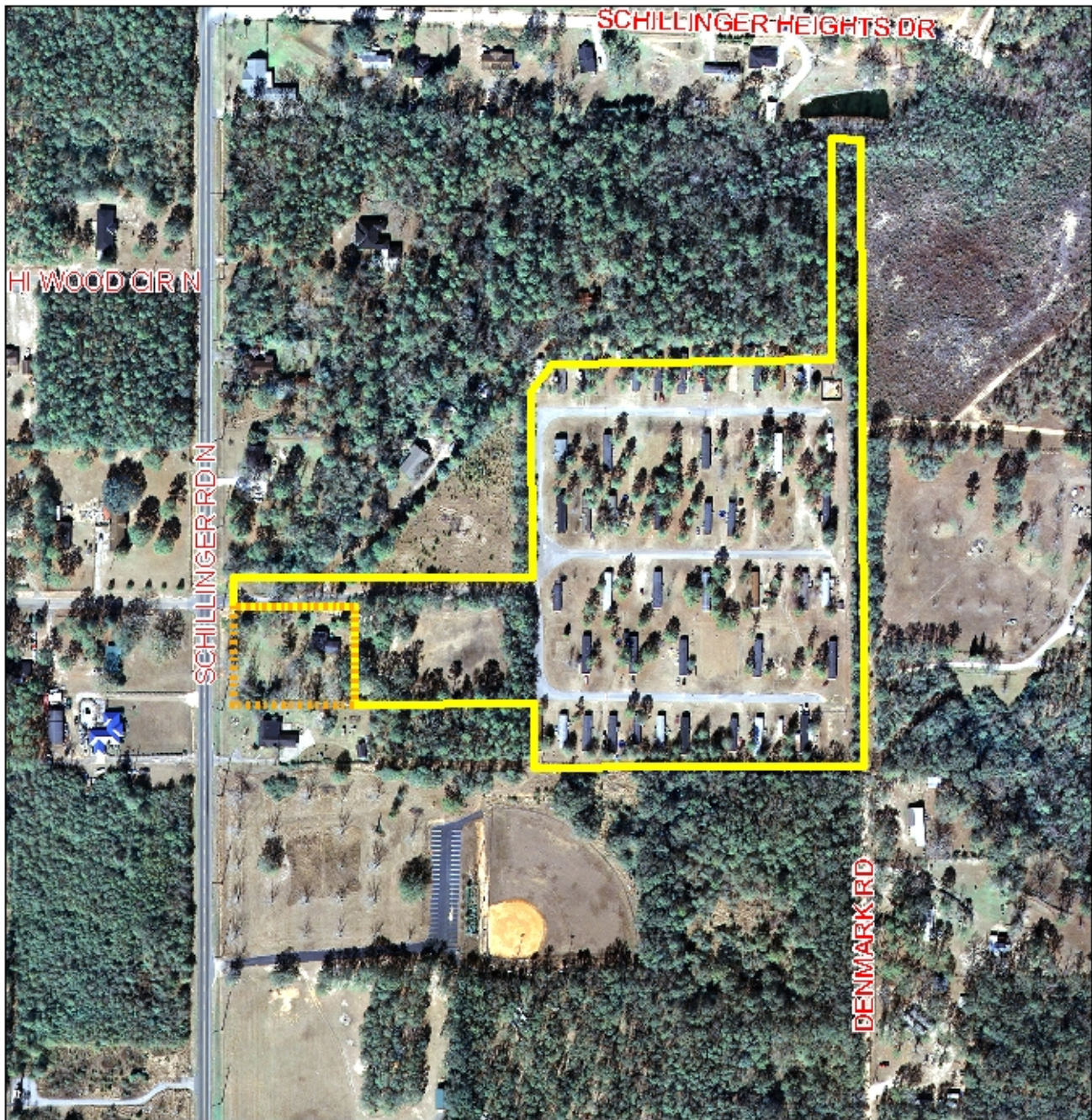
ALEXIS PLACE SUBDIVISION



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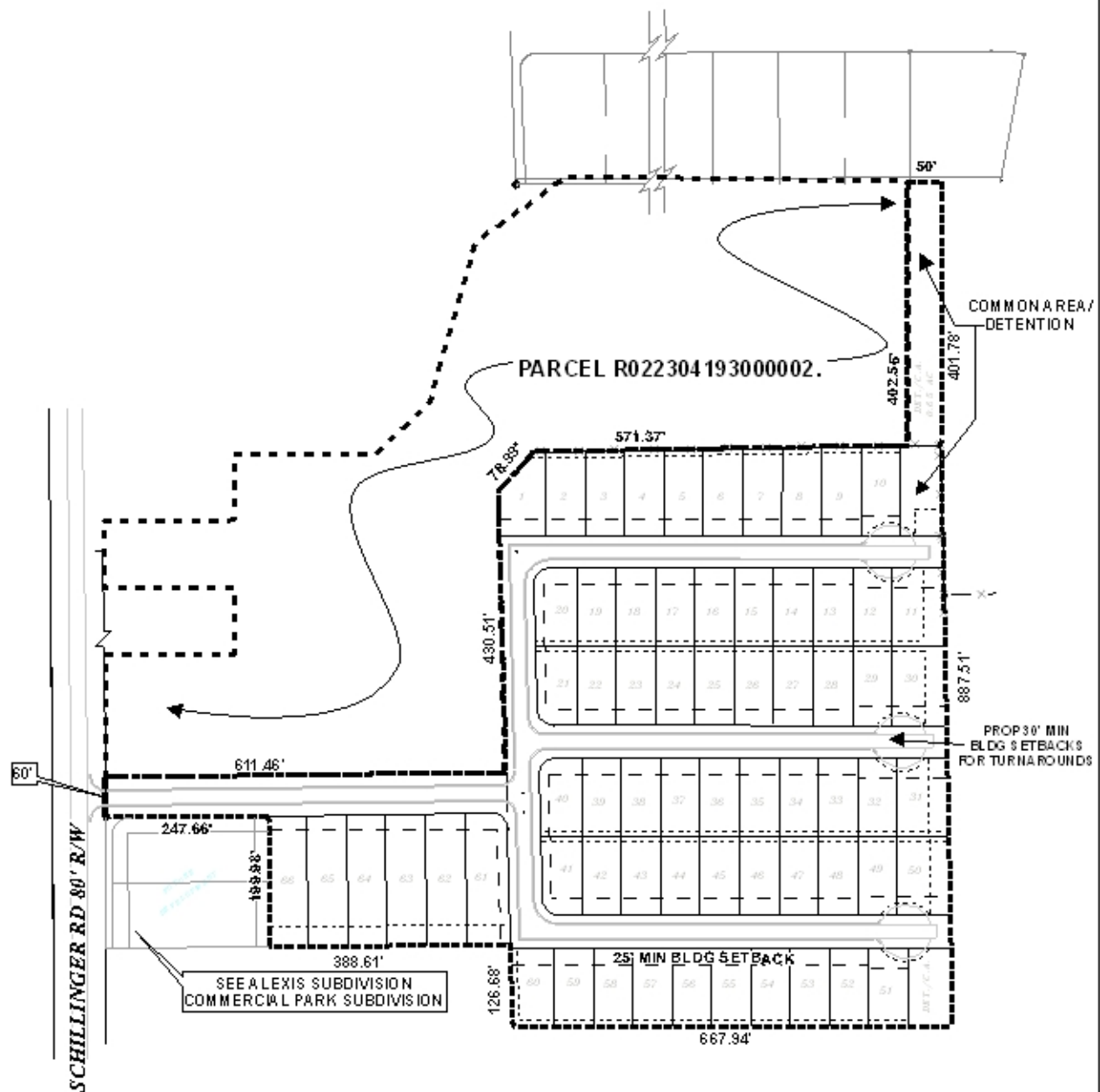
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DETAIL SITE PLAN



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 APPLICANT Alexis Place Subdivision
 REQUEST Subdivision

