

RAYMOND AND SANDRA WILLIAMS 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.

Fire-Rescue Department Comments: No Comments.

MAWSS Comments: No Comments.

The plat illustrates the proposed 5.0± acre, 1 lot subdivision, which is located on the North side of Broughton Road, ¼ mile± East of Hardeman Road within the planning jurisdiction. The applicant states that the site is served by public water and individual septic tanks.

The purpose of this application is to create a legal lot of record from a portion of an existing metes-and-bounds parcel. The parcel is the “Future Development” area of Smoky Ridge Subdivision, approved and recorded in 2002. Approximately 28 acres will remain in the “Future Development” area.

The site fronts Broughton Road with a compliant 70’ right-of-way; therefore, no dedication would be required. As a means of access management, a note should be placed on the final plat stating that the lot is limited to two curb cuts to Broughton Road, with the size, location, and design of each curb cut to be approved by County Engineering and conform to AASHTO standards. As on the preliminary plat, the 25’ minimum building setback line should be illustrated along the Broughton Road frontage.

As on the preliminary plat, the lot should be labeled on the final plat with its size in square feet and acres, or a table should be furnished providing the same information. This should also apply to the “Future Development” area.

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 Section V.A.5. 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.

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.

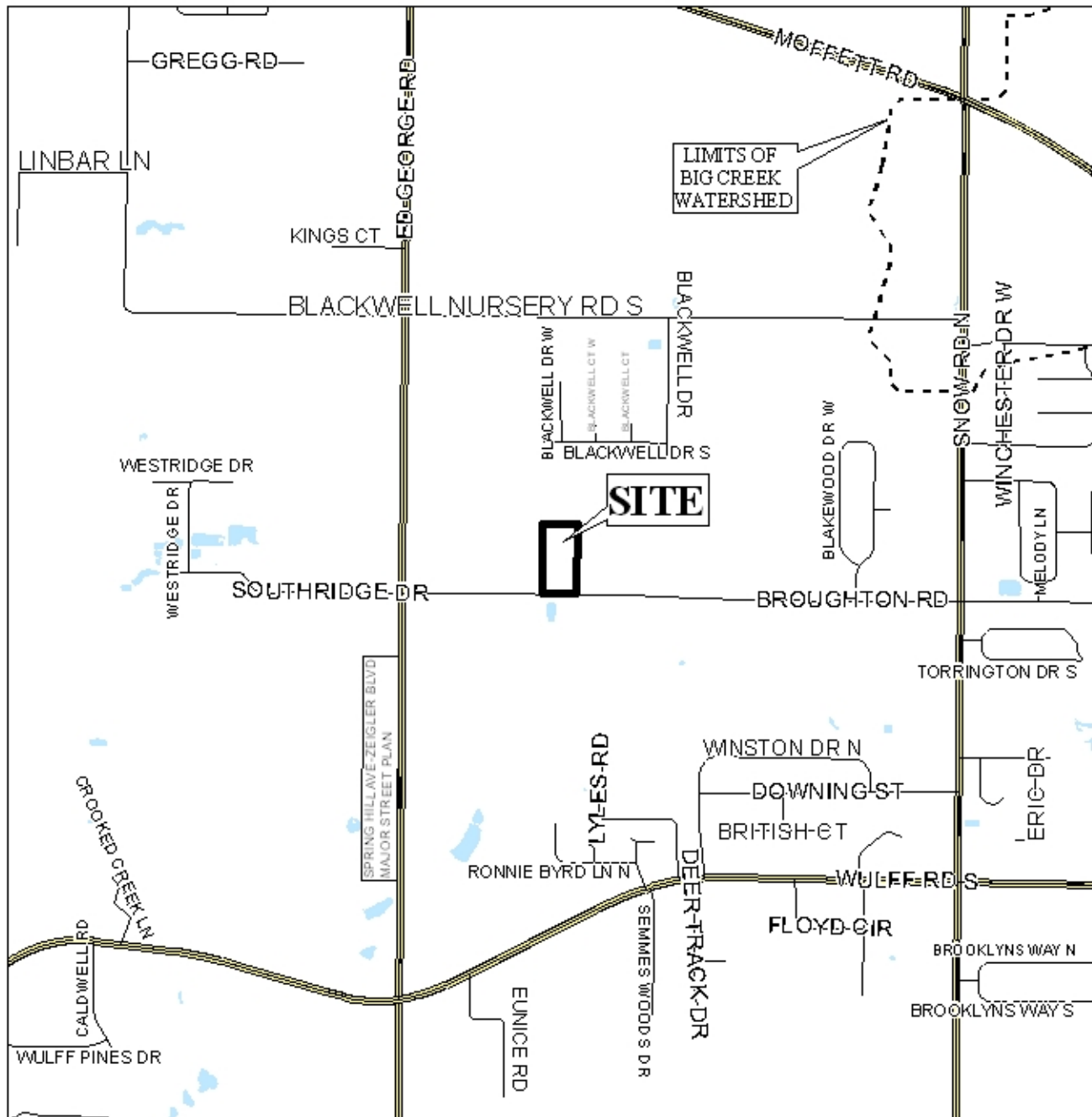
Since the site is in the county, a note should be placed on the final plat stating that any lots developed commercially and adjoining residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

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 Lot 1 is limited to two curb cuts to Broughton Road, with the size, location, and design of each curb cut to be approved by County Engineering and conform to AASHTO standards;
- 2) placement of a note on the final plat stating that the lot is limited to two curb cuts to Broughton Road, with the size, location, and design of each curb cut to be approved by County Engineering and conform to AASHTO standards;
- 3) illustration of the 25' minimum building setback line along the Broughton Road frontage;
- 4) labeling of Lot 1 and the "Future Development" area with their sizes in both square feet and acres, or the provision of a table on the final plat furnishing the same information;
- 5) placement of a note on the final plat stating that development of the subdivision shall comply with the Environmental and Watershed Protection requirements of Section V.A.5. of the Subdivision Regulations;

- 6) 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;
- 7) 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; and
- 8) 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.7. of the Subdivision Regulations.

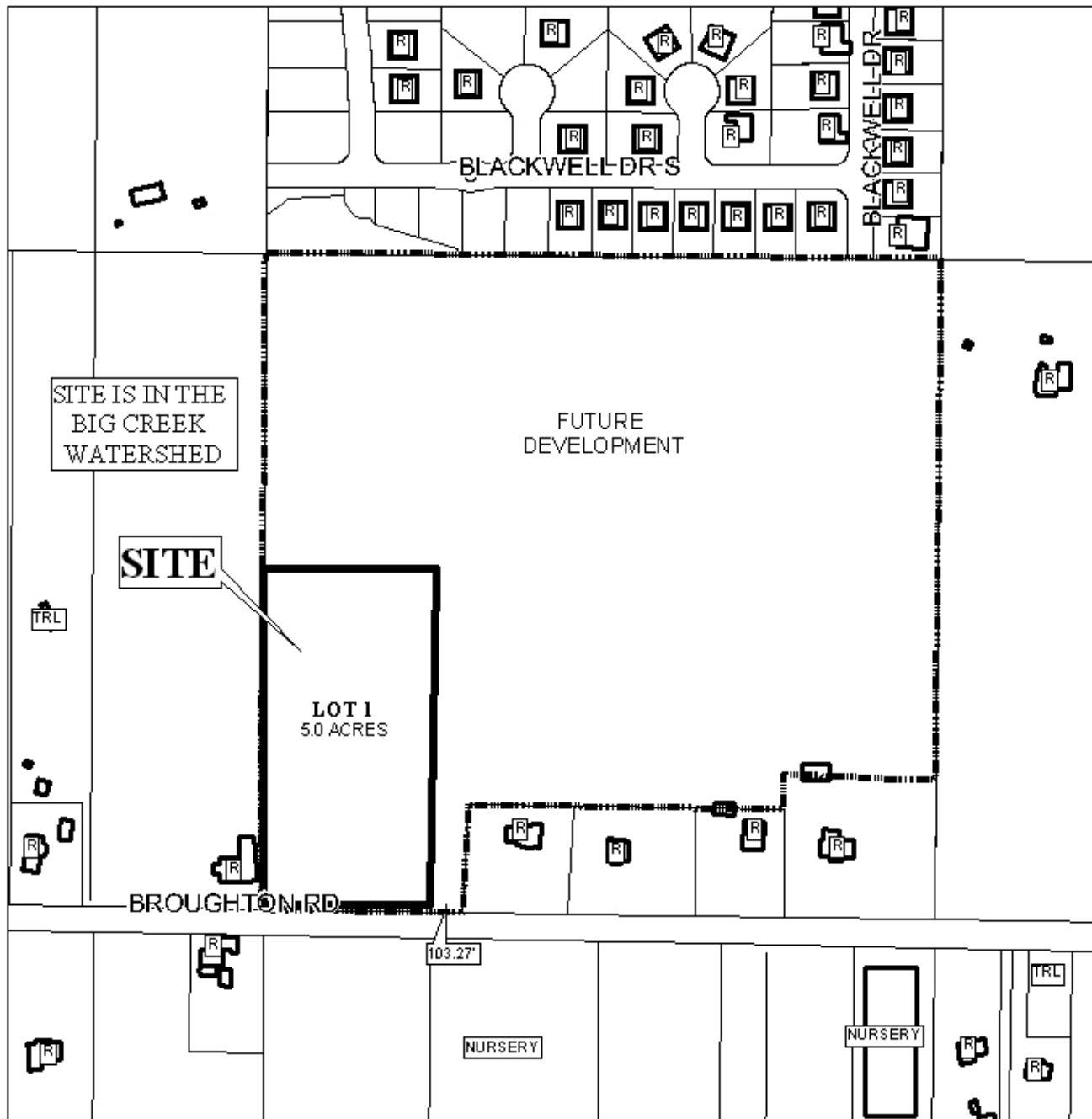
LOCATOR MAP



APPLICATION NUMBER 12 DATE July 2, 2009
 APPLICANT Raymond and Sandra Williams Subdivision
 REQUEST Subdivision



RAYMOND AND SANDRA WILLIAMS SUBDIVISION



APPLICATION NUMBER 12 DATE July 2, 2009

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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APPLICATION NUMBER 12 DATE July 2, 2009

