

GEORGIA'S 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 57.3± acre, 2 lot subdivision, which is located on the North side of Howells Ferry Road, 3/10± mile West of Snow Road – 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 two legal lots of record from two metes and bounds parcels. It appears that the two metes and bounds parcels are just two of many child parcels, most of which being part of Pecan Pointe Subdivision and three others appearing to be metes and bounds parcels created after 1984 and without going through the legal subdivision process. While two of the “illegal” parcels have been submitted as another subdivision (Orchard Assembly of God), one still remains (R022408330000007.001) that should be included. However, this remaining child parcel is not adjacent to the subject site; thus, its inclusion would be more appropriate with the other proposed subdivision. It should be further noted that the final plat should be signed and recorded simultaneously with Orchard Assembly of God Subdivision.

The site fronts Howells Ferry Road, which has 90' of right-of-way. It should be noted that this section of Howells Ferry Road is part of the Spring Hill Avenue-Zeigler Boulevard thoroughfare of the Major Street Plan and, as such, requires a minimum 100' right-of-way. Therefore, the applicant should revise the plat to dedicate sufficient right-of-way to provide a minimum 50' as measured from the centerline of Howells Ferry Road.

As proposed, Lots 1 and 2 have approximately 311' and 183' of frontage along Howells Ferry Road. 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 in conformance with AASHTO standards.

It should be noted that a large portion of the site is reserved as “future development.” The applicant should be aware that a subdivision will be required prior to development.

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.

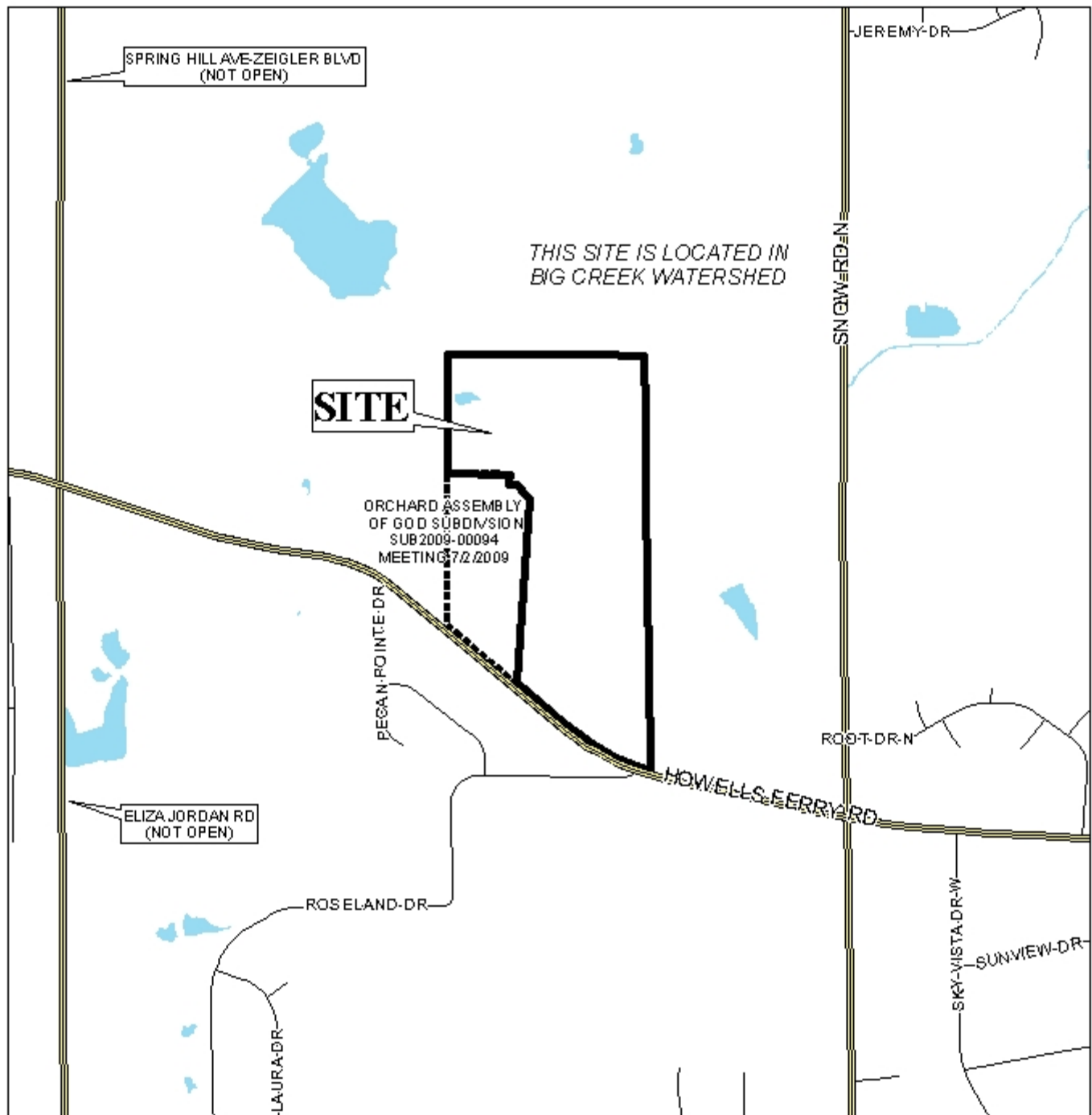
The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

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) signing and recording of the final plat is to be done simultaneously with Orchard Assembly of God Subdivision;
- 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 in conformance with AASHTO standards;
- 3) placement of a note on the final plat stating that no permits will be issued for the “future development” parcel until a subdivision has been approved and recorded;
- 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) 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; and
- 6) 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.8 of the Subdivision Regulations.

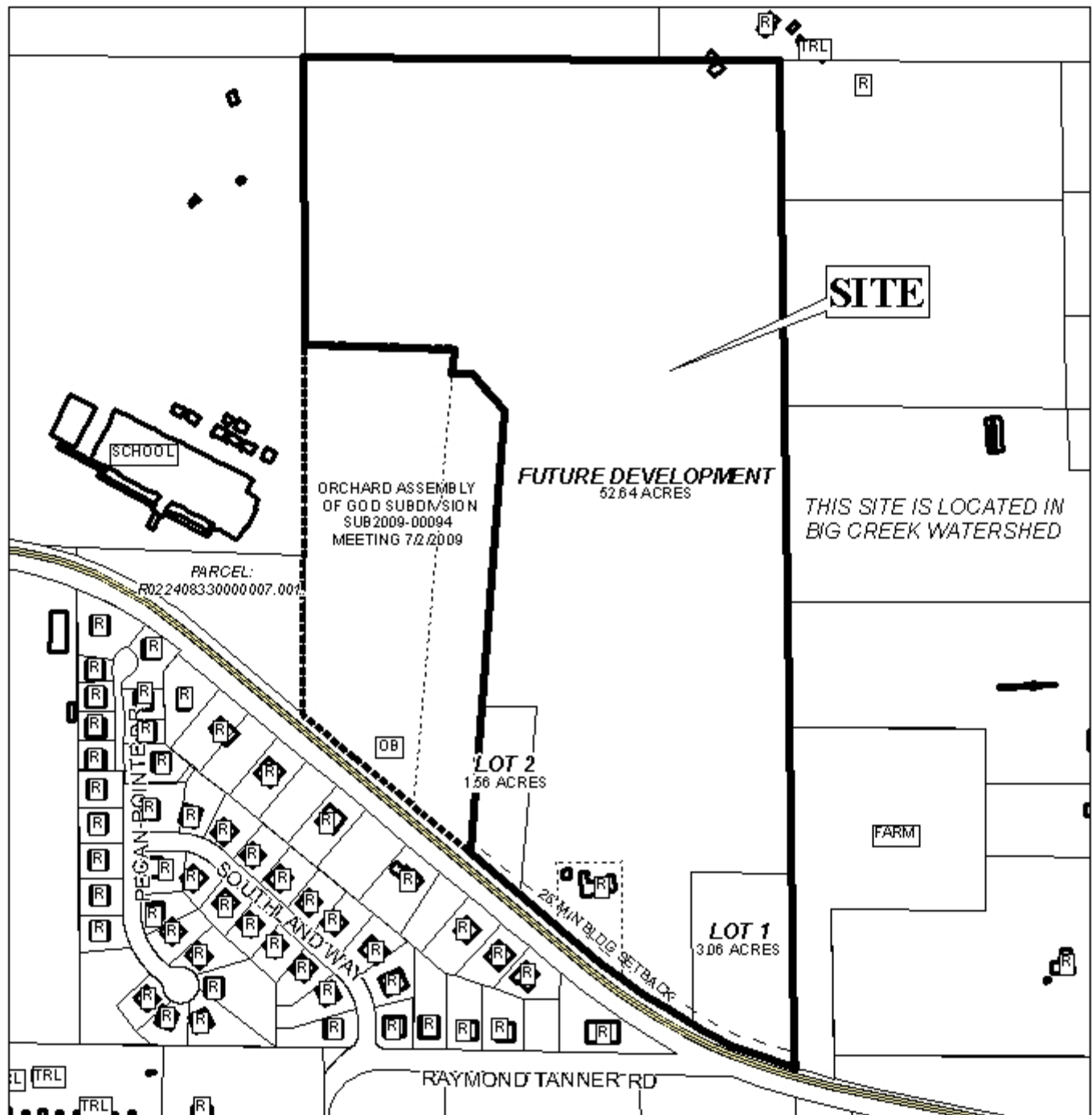
LOCATOR MAP



APPLICATION NUMBER 14 DATE July 2, 2009
APPLICANT Georgia's Place Subdivision
REQUEST Subdivision



GEORGIA'S PLACE SUBDIVISION



APPLICATION NUMBER 14 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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



An aerial photograph of a property outlined in yellow. The property is a large, irregularly shaped area, mostly covered in dense, dark green trees. To the left of the property, there is a large, light-colored building with a complex roofline, possibly a school or a large office building. A road runs along the bottom edge of the property, and a smaller road or driveway runs along the left side. The surrounding area includes more trees, some open fields, and other buildings in the distance.

NTS