

HEADWATERS SUBDIVISION,

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

MAWSS Comments: MAWSS has NO water and sewer services available. However, water and sewer lines could be extended.

The plat illustrates the proposed 108.2± Acre, 48-Lot subdivision which is located at the West terminus of Dutchman Woods Drive, extending to the North termini of Silver Maple Drive and Dawes Lake Road East, and extending to the West side of an unopened, unnamed public right-of-way at the West terminus of Nugget Drive. and is located within the planning jurisdiction. The site is served by public water and sanitary facilities.

The purpose of this application is to create 48 legal lots of record from three large metes and bounds parcel.

As illustrated on the preliminary plat, a portion of the 60-foot right-of-way accessing a major portion of the development is located within the "Future Development Area". Therefore, the entire 60-feet dedicated right-of-way should be included within the 48-lot development. It should also be mentioned that further development of the "Future Development Area" will require the extension of the 60-feet of right-of-way to connect with the unopened 60-feet right-of-way.

As previously stated the site encompasses three large metes and bounds parcels from which the applicant is creating a 48-lot subdivision and an approximately 40 acre future development area.

The proposed site would be accessed by Dawes Lake Road East, Dutchman Woods Drive, and Nugget Drive, all minor streets, which are illustrated on the preliminary plat with 60-foot right-of-way, in compliance with the Major Street Plan. The application proposes new streets, which must be constructed and dedicated to Mobile County Engineering standards prior to signing the Final Plat. However, as proposed on the preliminary plat Lots 37-39 front a private cul-de-sac at the west terminus of Nugget Drive. There was no documentation submitted for justification of any portion of the subdivision to be considered as a private street. Further, to provide an efficient and safe turnaround for Fire and Rescue apparatus this cul-de-sac should be constructed and dedicated to County standards.

Access management is also a concern. As Lots 1, 8, 19, 20, 30, 31, 36, & 37 are corner lots therefore, a note should be placed on the Final Plat limiting each lot to one curb cut each, with the size, design and location to be approved by County Engineering and conform to AASHTO standards.

While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Mobile County

Engineering Department and the Planning Section of Urban Development prior to any land disturbance activities or the issuance of permits/approvals for road construction.

As illustrated on the preliminary plat, the site contains a private lake, which 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.

The site may contain federally listed endangered or threatened species, such as the gopher tortoise, or 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 flora and fauna.

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.7. of the Subdivision Regulations.

Detention/retention or common areas are depicted on the preliminary plat; therefore, a note should be placed on the Final Plat stating maintenance of these areas will be the responsibility of the property owners.

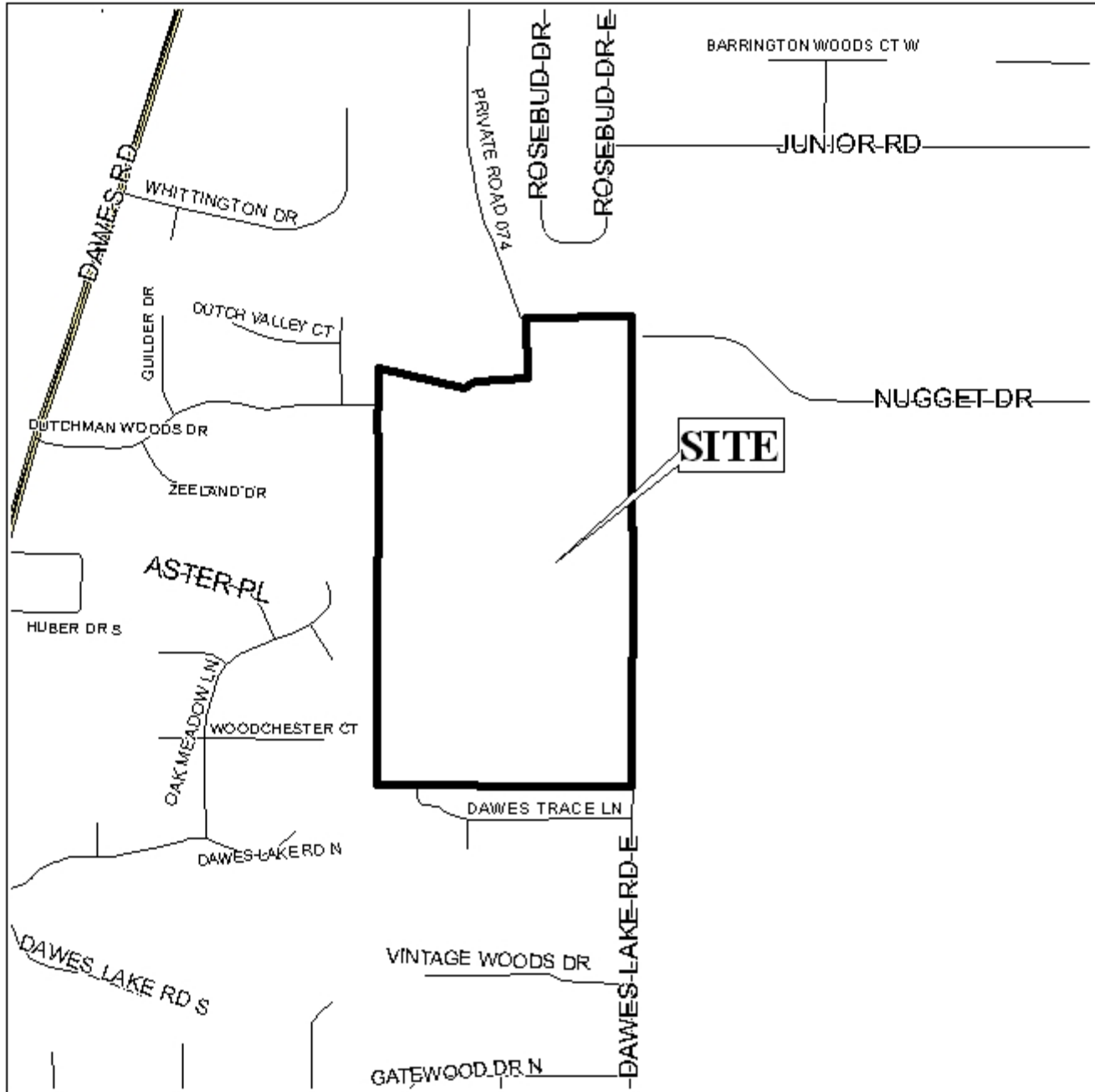
The 25-foot minimum building setback is not shown on the plat, but is required. The setback line should be depicted on all street frontages and labeled.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) all roads within the subdivision (including the cul de sac at the terminus of Nugget Drive) be constructed and dedicated to County standards;
- 2) the approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities;
- 3) certification via placement of a note on the plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna;
- 4) the 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;
- 5) the placement of a note on the Final Plat limiting Lots 1, 8, 19, 20, 30, 31, 36, & 37 to one curb cut each, with the size, design and location to be approved by County Engineering and conform to AASHTO standards;

- 6) revision of the plat to label the lots with the size in square feet, or placement of a table on the plat with the same information;
- 7) depiction of the 25-foot minimum building setback lines from all street frontages;
- 8) the 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; and
- 9) placement of a note on the plat stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners.

LOCATOR MAP



APPLICATION NUMBER 16 DATE May 1, 2008

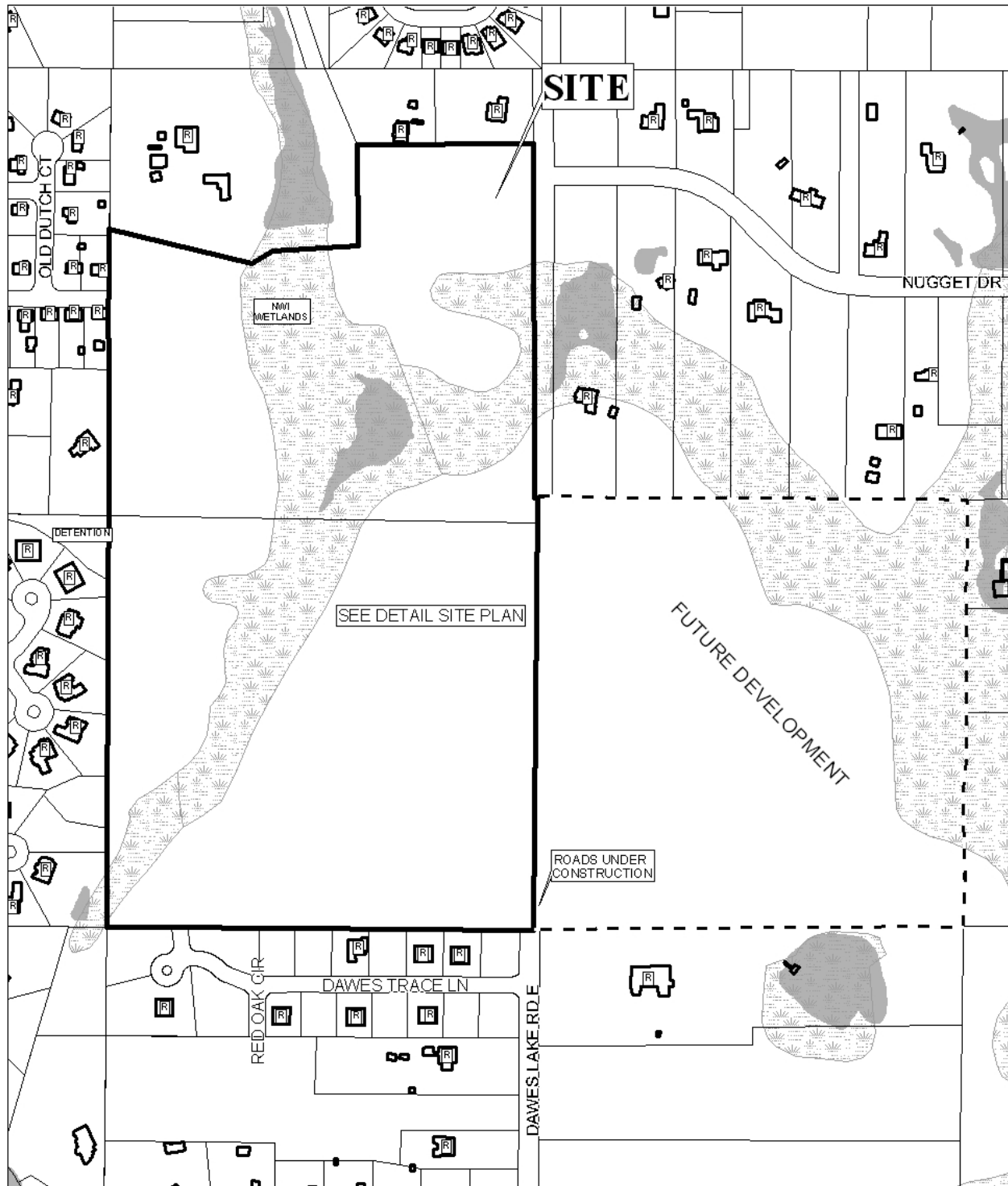
APPLICANT Headwaters Subdivision

REQUEST Subdivision



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HEADWATERS SUBDIVISION



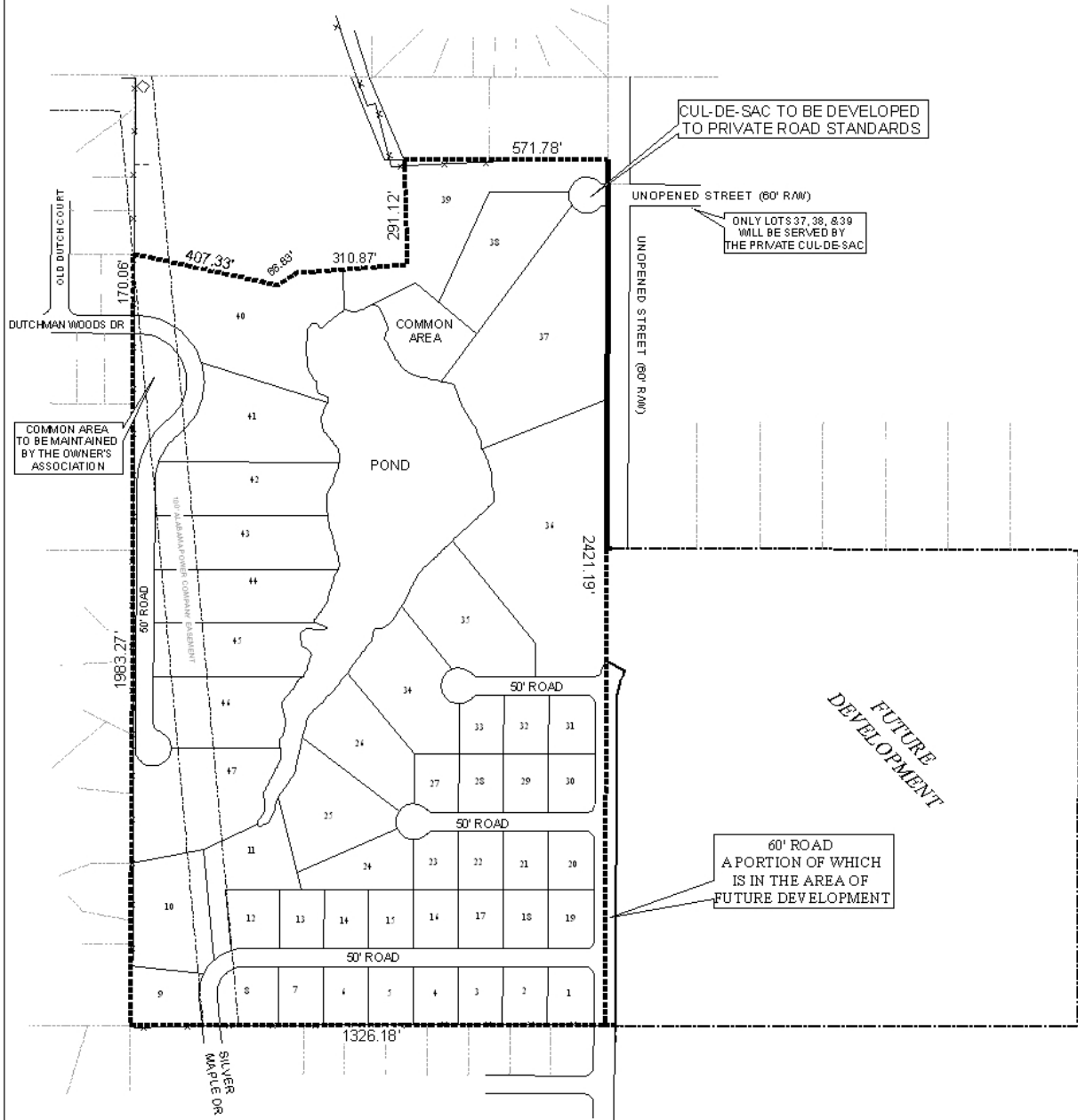
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LEGEND

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



DETAIL SITE PLAN



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