

HEADWATERS SUBDIVISION, UNITS ONE & TWO

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 108.2± acre, 50-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, within the planning jurisdiction. The site is served by public water and individual septic systems.

The purpose of this application is to create 50 legal lots of record and an approximately 40 acre future development area from three large metes and bounds parcels. The applicant received approval for a 48-lot subdivision in May 2008, and in January 2009, a 47-lot subdivision with the same future development area was approved. However, the number of lots, layout and sizes of some of the lots has again been changed. Therefore, this revised application has been submitted. It should be noted that the road layout is the same as the two previously approved subdivisions, and roads are currently under construction as per the last approval.

As previously stated, the site encompasses three large metes and bounds parcels from which the applicant is creating a 50-lot subdivision and an approximately 40-acre future development area. It should 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-foot right-of-way.

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 rights-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. None of the streets are proposed to be private within the subdivision.

Access management is also a concern. As Lots 1, 8, 19, 20, 30, 31, 36, & 37 are corner lots, 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 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.

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.

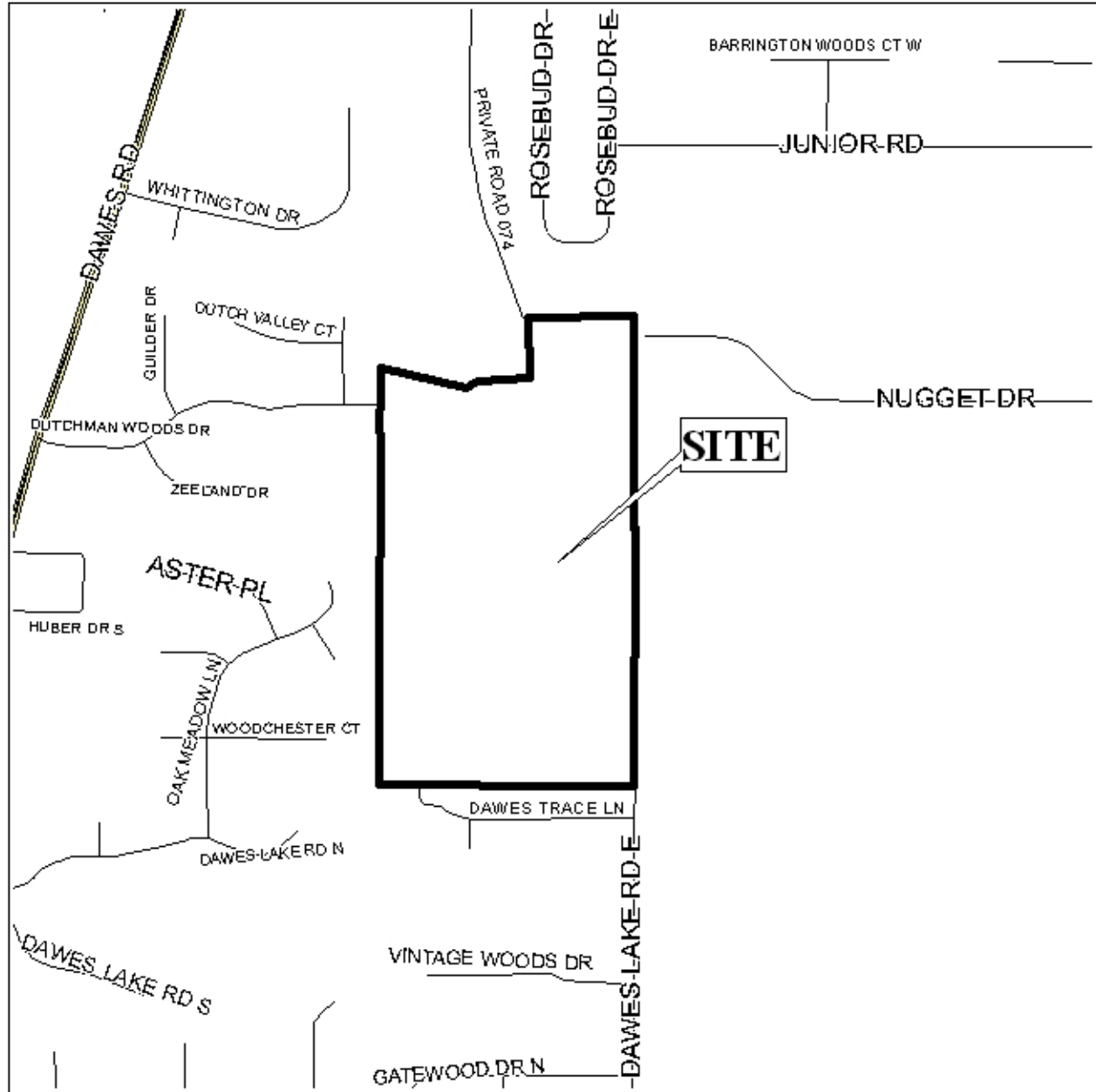
Detention/retention or common areas are depicted on the preliminary plat; therefore, a note should be placed on the Final Plat stating maintenance of these areas will be the responsibility of the property owners.

The 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 be constructed and dedicated to County standards;
- 2) approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities;
- 3) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 4) 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) 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) labeling of all lots with the size in square feet and acres, or the furnishing of a table on the plat providing the same information;
- 7) depiction of the 25-foot minimum building setback lines from all street frontages;

- 8) 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 17 DATE July 2, 2009

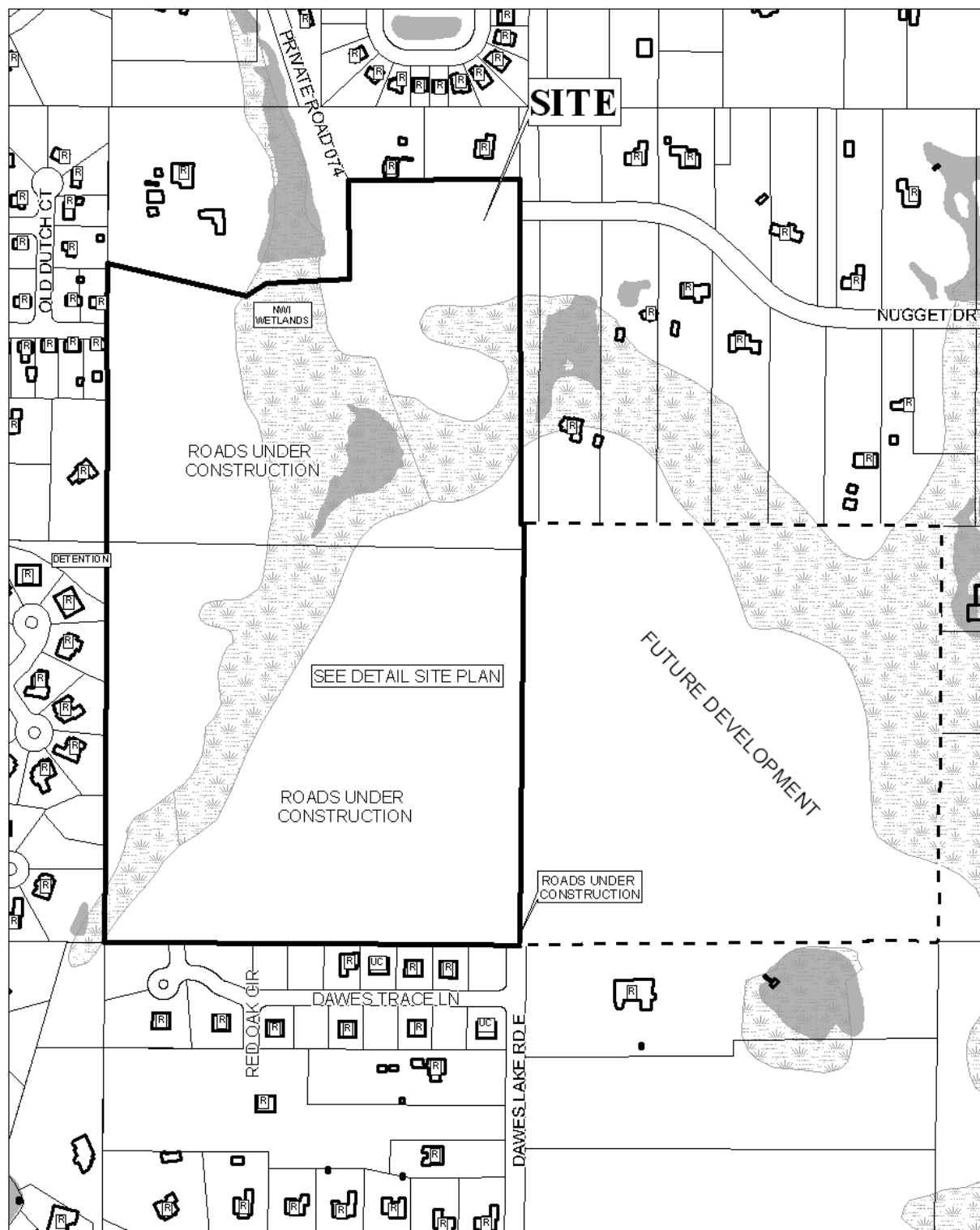
APPLICANT Headwaters Subdivision, Unit One & Unit Two

REQUEST Subdivision



NTS

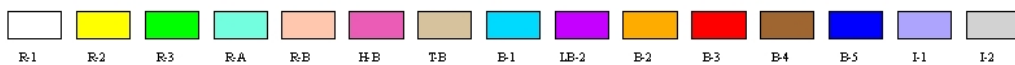
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APPLICATION NUMBER 17

DATE July 2, 2009

LEGEND



NTS

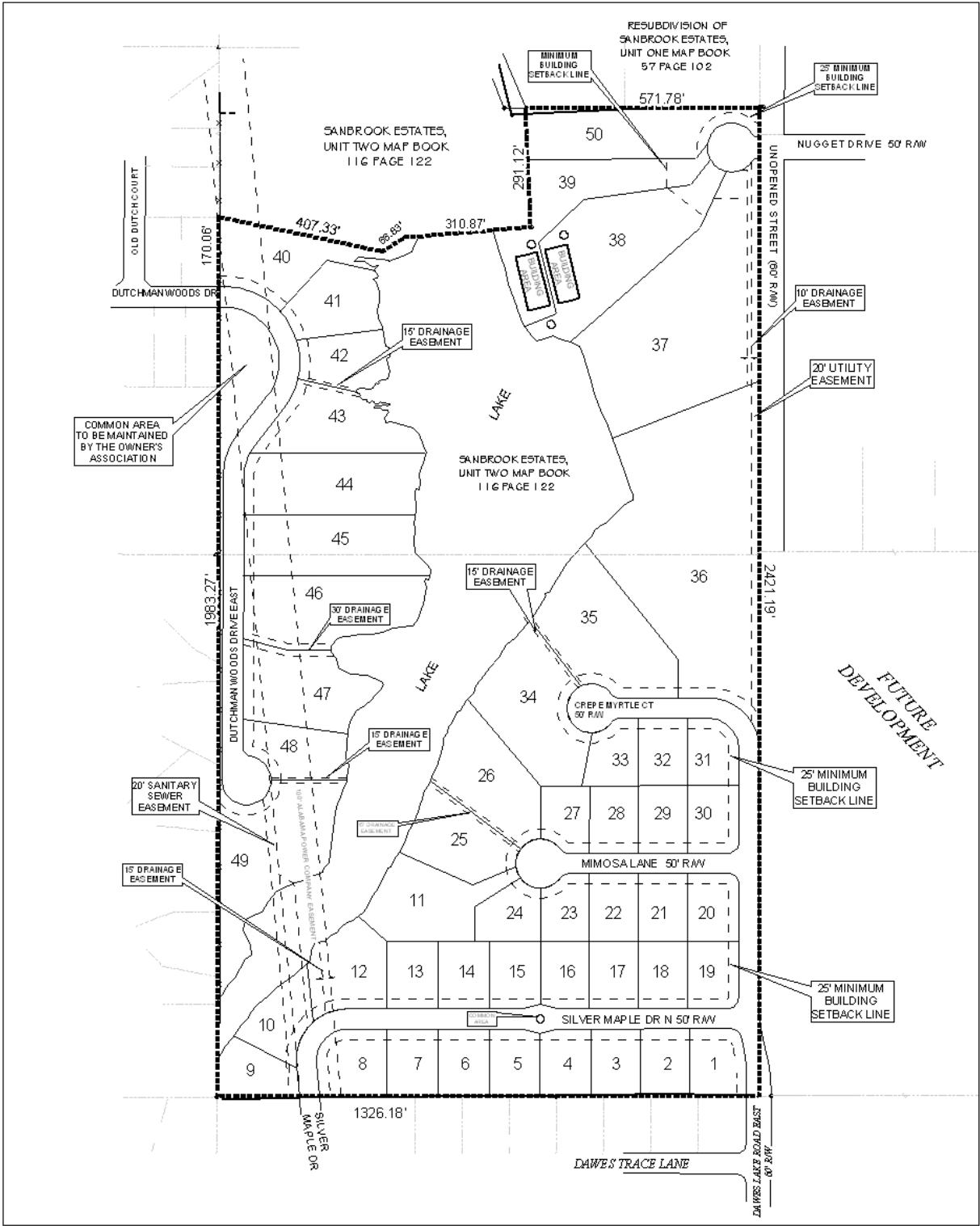
HEADWATERS SUBDIVISION, UNIT ONE & UNIT TWO



APPLICATION NUMBER 17 DATE July 2, 2009



DETAIL SITE PLAN



APPLICATION NUMBER 17 DATE July 2, 2009

APPLICANT Headwaters Subdivision, Unit One & Unit Two

REQUEST _____ Subdivision _____

