

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 47 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 previous 48 lot subdivision with the same future development area at this location however, they changed the layout and sizes of some of the lots therefore the applicant was required to submit for a new approval. It should be noted that the road layout is the same as the previously approved subdivision.

As previously stated, the site encompasses three large metes and bounds parcels from which the applicant is creating a 47 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 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. It should be noted that the previous approval showed lots 37-39 as being accessed through a private cul-de-sac. The new submittal no longer shows the cul-de-sac as private.

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 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.

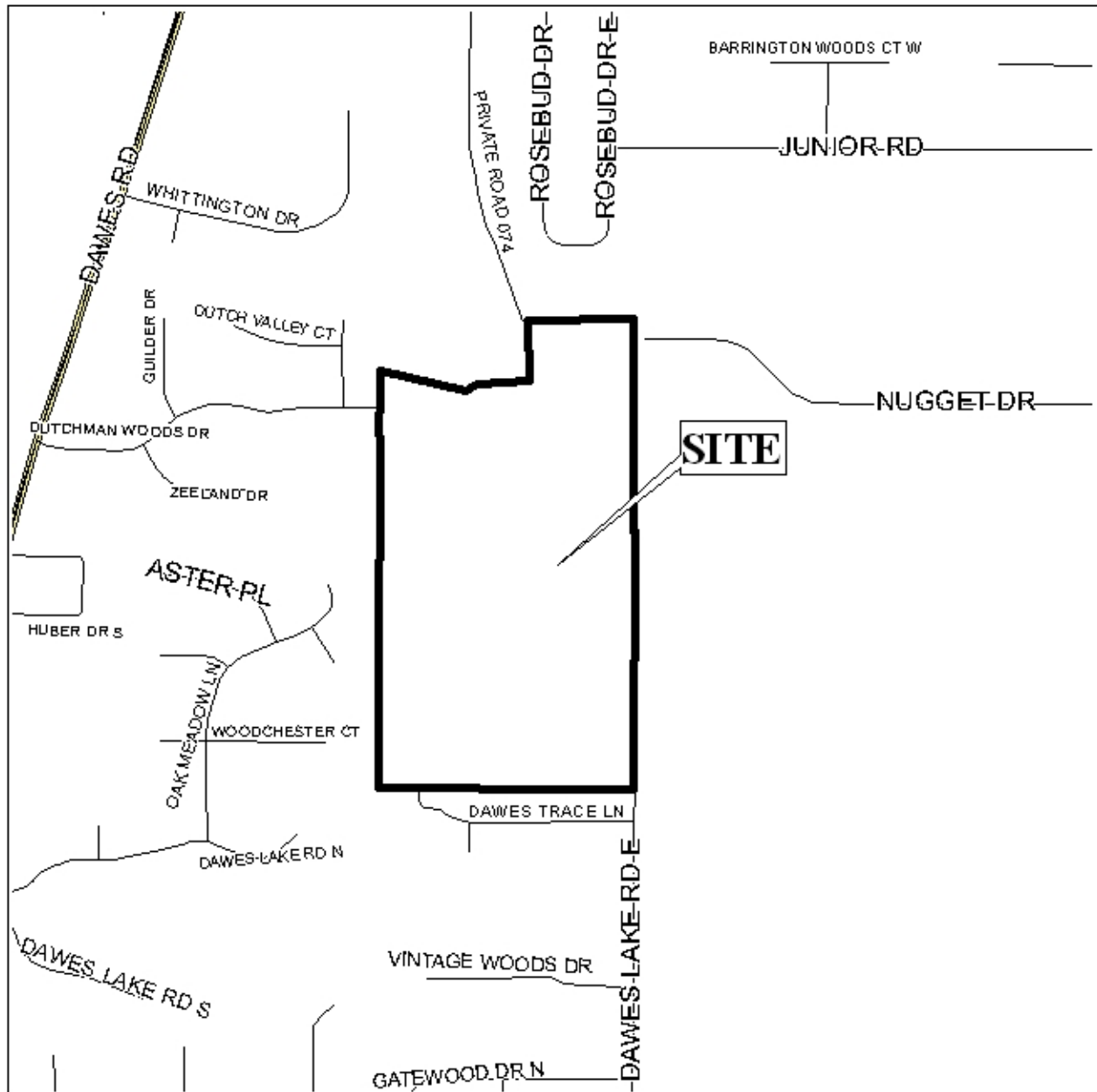
Detention/retention or common areas are depicted on the preliminary plat; therefore, a note should be placed on the Final Plat stating maintenance of these areas will be the responsibility of the property owners.

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, 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) 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



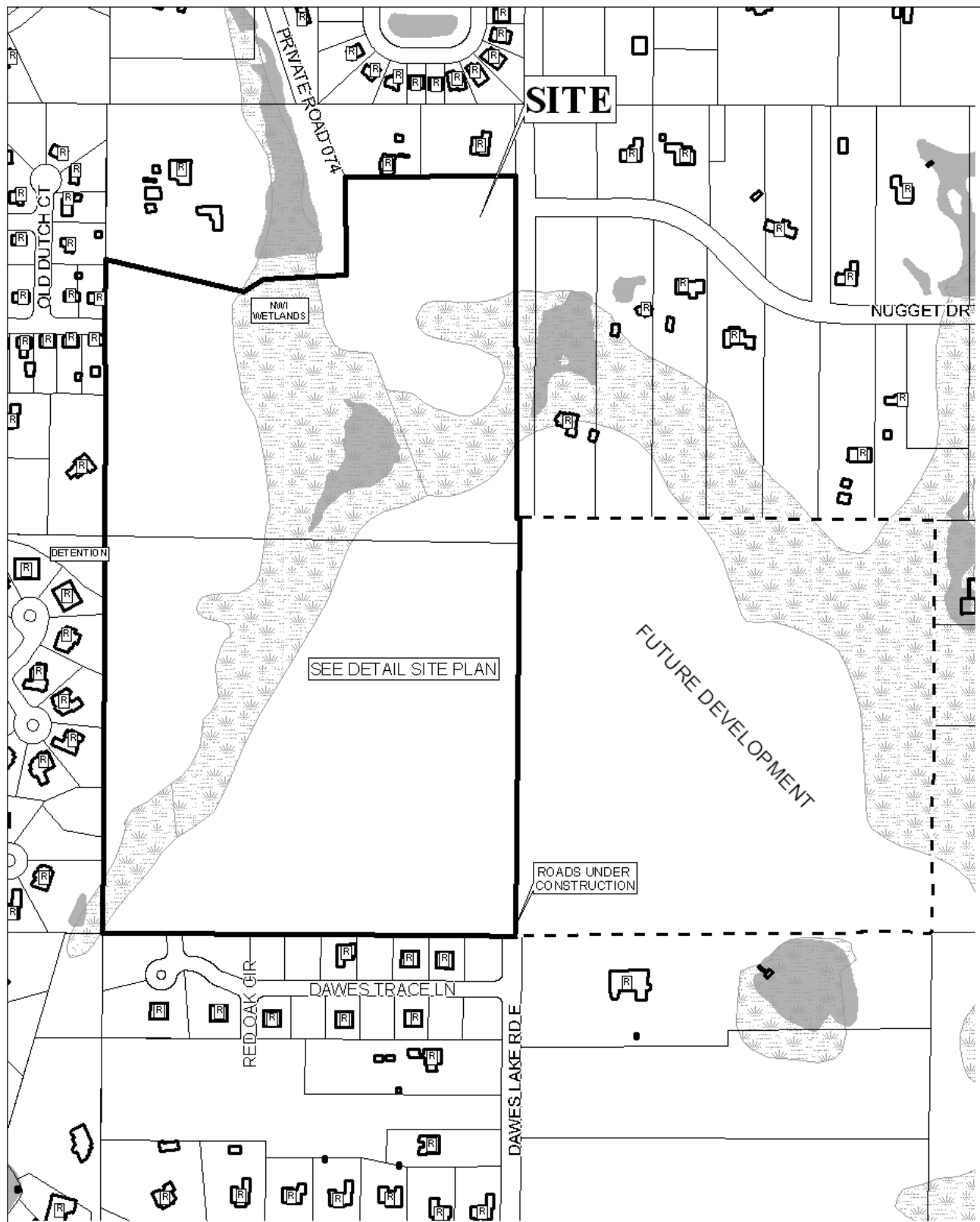
APPLICATION NUMBER 5 DATE January 22, 2009

APPLICANT Headwaters Subdivision

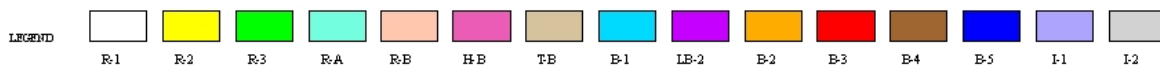
REQUEST Subdivision



HEADWATERS SUBDIVISION



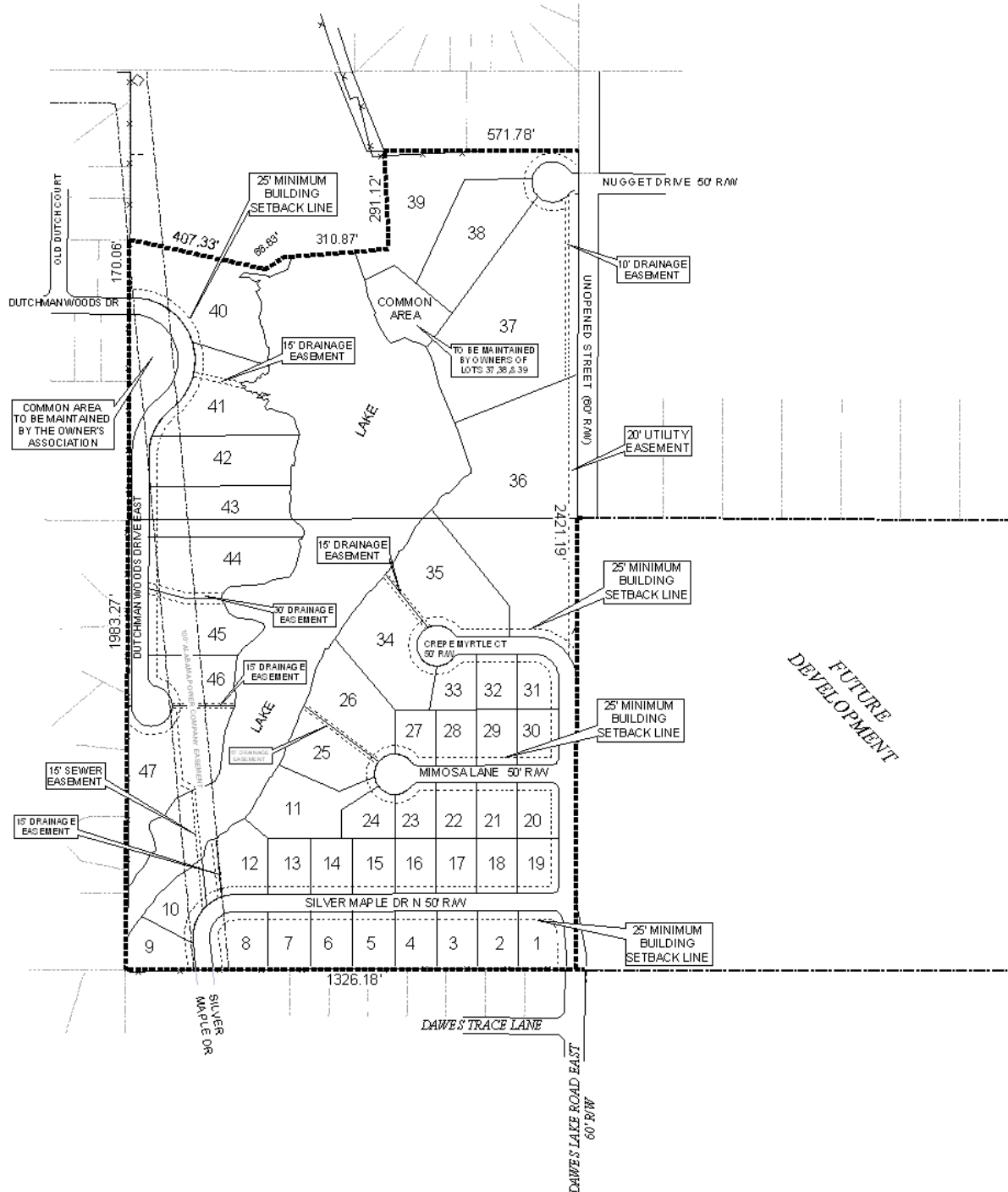
APPLICATION NUMBER 5 DATE January 22, 2009



An aerial photograph of a wooded property. A yellow boundary line outlines the property, which is mostly covered in dense green trees. A small, dark pond is located within the property, near the top center. The property is bordered by several roads: Old Dutch Ct to the north, Nugget Dr to the northeast, Daves Trace Ln to the south, and Daves Lake Rd to the southeast. A small pond is also visible to the southeast of the property, near Daves Lake Rd. The surrounding area includes other residential properties and more trees.

N
NTS

DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE January 22, 2009

APPLICANT Headwaters Subdivision

REQUEST Subdivision

