

CHESTERFIELD PLACE SUBDIVISION, **RESUBDIVISION OF LOT 11**

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: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate

Mobile Area Water & Sewer System Comments: MAWSS has no water or sewer available.

The plat illustrates the proposed 2-lot, .65± acre subdivision which is located on the West side of Chesterfield Drive West. The applicant states the property is served by public water and sewer.

The purpose of this application is to re-subdivide an existing lot of record into two lots.

Proposed lots 11A and 11B have frontage on Chesterfield Drive West, a minor street with an existing right-of-way width of approximately 50 feet. In addition, the lots also have frontage on Lyle Road, an existing gravel road. If approved, a note should be placed on the plat stating that each lot is limited to one curb-cut onto Chesterfield Drive West, and denied access to Lyle Road, with size, location and design to be approved by Mobile County Engineering.

The site is within the J. B. Converse reservoir, the drinking water supply for the Mobile Area Water Sewer System. The Mobile County Commission, in 2004-05, adopted the following requirements for development within drinking water supply watersheds:

“In any watershed which contains a public drinking water source ... no field lines or septic tanks may be constructed or maintained within a “flood prone area” ... or within a “Buffer Zone” as defined herein. Within any such watershed, storm water detention facilities are required in any Subdivision ... Detention criteria shall include a maximum release rate equivalent to the 10 year storm pre-development rate. The minimum detention capacity shall accommodate the volume of a 50 year post development storm.”

The County 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, regarding storm water detention, as County's detention and release rate requirements for subdivisions within the Converse watershed are more stringent, the County regulations shall apply where they are more stringent than City Engineering storm water and flood control regulations.

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.

The lot sizes in square feet and acreage are indicated on the plat. The lot sizes in square feet, at a minimum, should also be depicted on the final plat, or a table provided furnishing the same information, if approved.

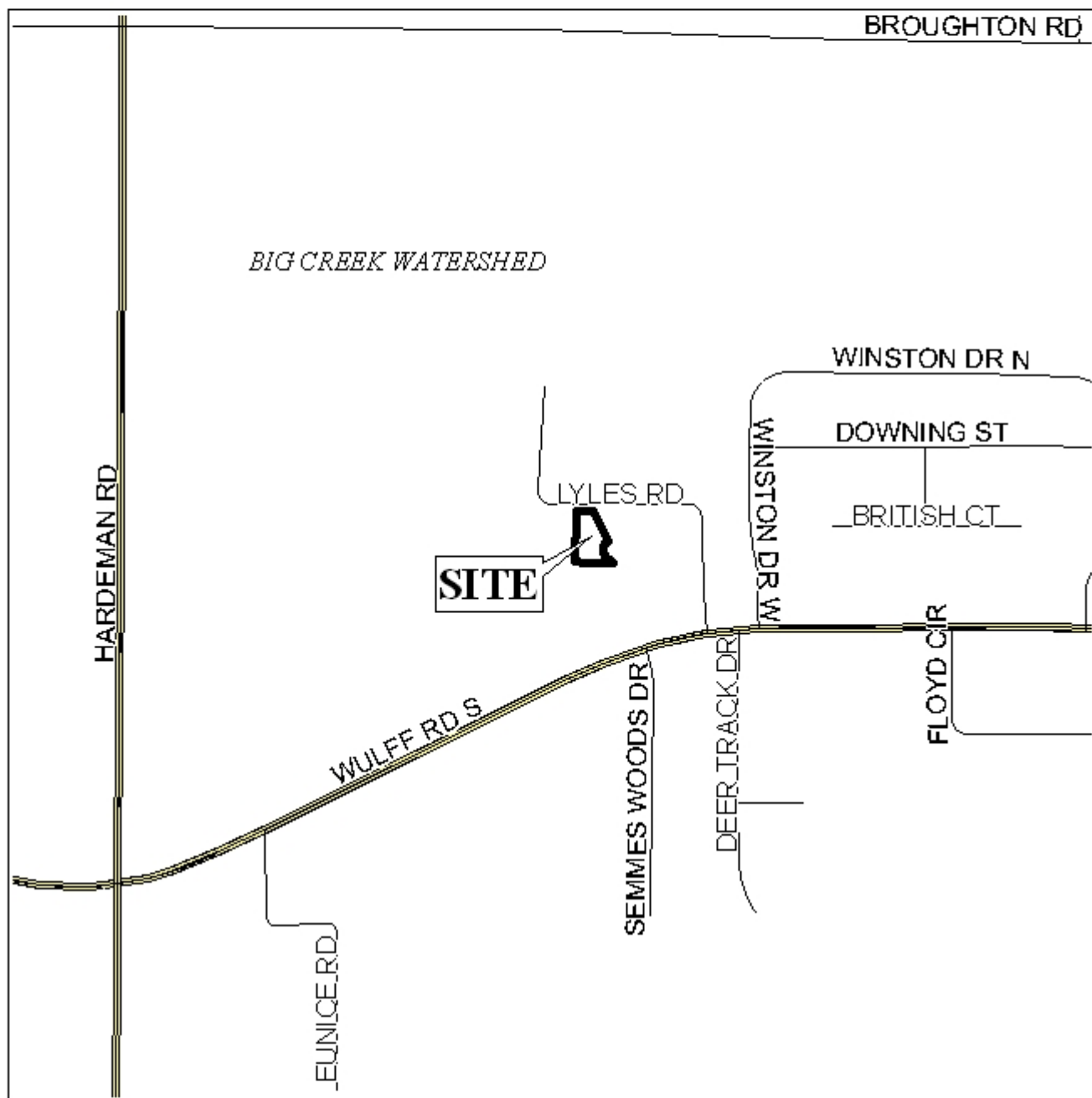
It should be noted that although the final plat for Chesterfield Place Subdivision has been recorded, a final plat has not been submitted to Urban Development. If approved, submittal of the final plat of Chesterfield Place Subdivision should be required prior to the signing of the plat for this subdivision.

Finally, 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 this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based on the preceding, it is recommended that the plat be recommended for Tentative Approval based on the following conditions:

- 1) placement of a note stating that lots 11A and 11B are limited to one curb cut each onto Chesterfield Drive West and denied access to Lyle Road, with the size, location and design to be approved by Mobile County Engineering;
- 2) 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;
- 3) labeling of each lot with its size in square feet;
- 4) 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;
- 5) 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; and
- 6) submittal of the final plat for Chesterfield Place Subdivision prior to the signing of the plat for this application.

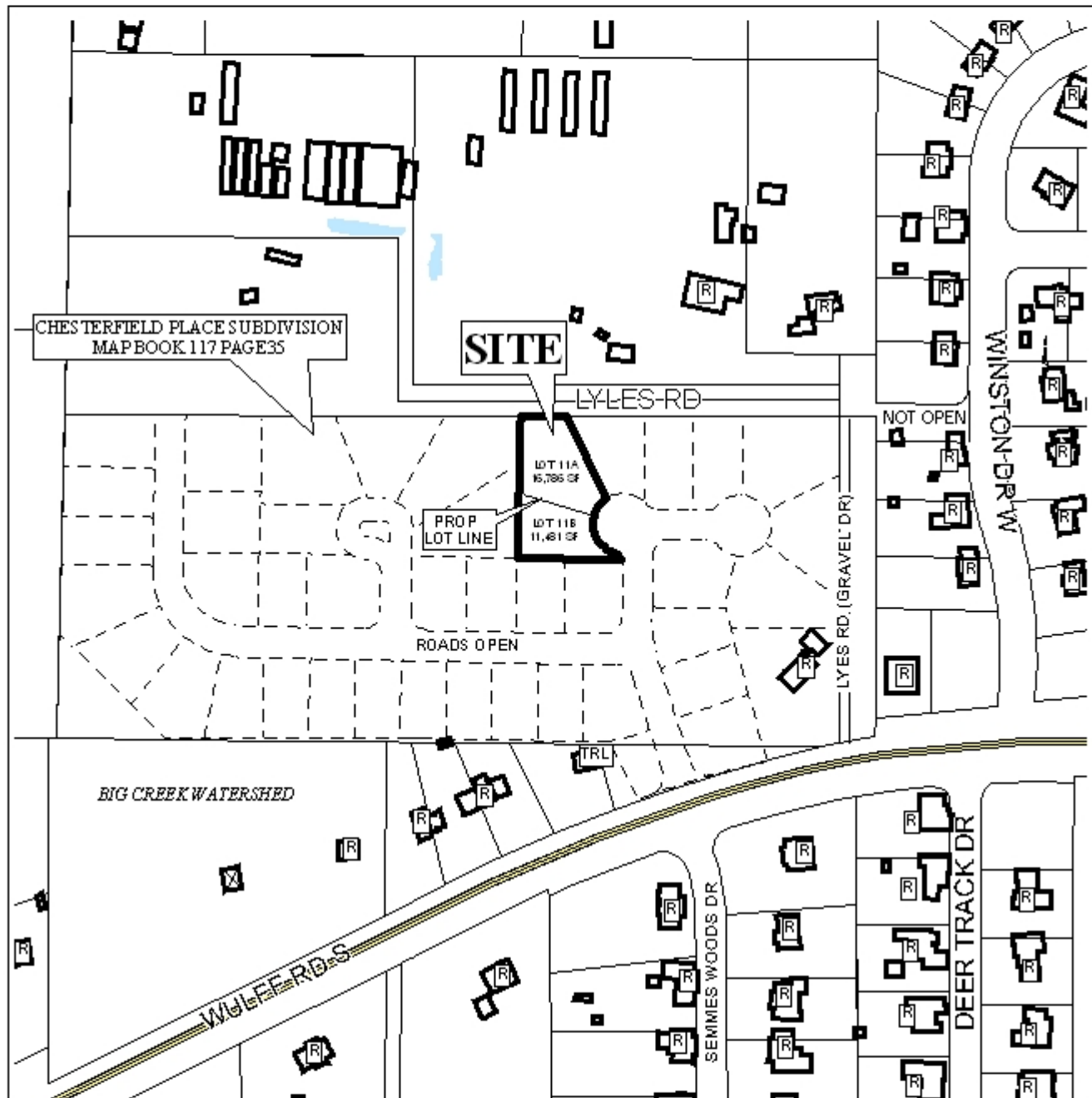
LOCATOR MAP



APPLICATION NUMBER 23 DATE March 20, 2008
APPLICANT Chesterfield Place Subdivision, Resubdivision of Lot 11
REQUEST Subdivision

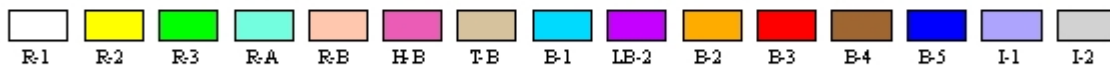
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CHESTERFIELD PLACE SUBDIVISION



APPLICATION NUMBER 23 DATE March 6, 2008

LEGEND



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