

ALABASTER 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 any land disturbance activities or signing of the Final Plat.

MAWSS Comments: No Comments.

The plat illustrates the proposed 11.5± acre, 9-lot subdivision located on the North side of Howell's Ferry Road, 1/4 mile± East of the North terminus of Havens Road, which is located in the planning jurisdiction. The site is served by public water and individual septic systems.

The purpose of the application is to create nine legal lots of record and a 50-foot public right-of-way from an existing legal lot of record.

The site fronts Howell's Ferry Road, a planned major street with a right-of-way of 80-feet. As Howell's Ferry Road is a planned major street requiring a 100-foot right-of-way, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Howell's Ferry Road should be required. It should be noted the "Future Springhill-Ziegler Boulevard Connector" is proposed; therefore, the 50-foot dedication would be half of the required 100-foot right-of-way for major streets.

As a means of access management, the placement of a note on the final plat stating that Lot 1 is denied direct access to Howell's Ferry Road, and Lots 1-4 should be denied direct access to the future Major Street, should be required. Additionally, any new road for the site is to be dedicated and constructed to meet County Engineering Standards. Additionally, the dedication of a sufficient radius at Howell's Ferry Road and the new street as determined by County Engineering should be required.

The proposed cul-de-sac should be converted to a street stub to the adjacent property to the North. This would allow access to the undeveloped property to the North without creating an additional street cut from Howell's Ferry Road (Major Street) and creating double frontage lots as proposed (Lots 1-4). The requirement for street-stubs to the North is based upon Section V.B.1. of the Subdivision Regulations, which states: "The street layout shall also provide for the future projection into unsubdivided lands adjoining of a sufficient number of streets to provide convenient circulation." The undeveloped parcel to the North is approximately 40 acres, and is likely be the subject of future subdivision applications, hence the recommendation for the street-stub.

The site is located in the county; therefore, a note should be place on the final plat stating that any lots developed commercially and adjoin residentially developed property must contain shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

A detention area/common area is shown on the plat, thus a note should be placed on the final plat stating that maintenance of the common area will be the responsibility of the property owners.

Based upon the preceding, the application is recommended for Holdover until the February 7th Commission meeting, with revisions due by January 7th, to address the following:

- 1) revision of the preliminary plat illustrating a street stub to the North to allow access to the undeveloped parcel;
- 2) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Howell's Ferry Road;
- 3) the placement of a note on the Final Plat stating that Lot 1 is denied direct access to Howell's Ferry road;
- 4) the placement of a note on the Final Plat stating that Lots 1-4 are denied direct access to the future Major Street;
- 5) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property must contain provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 6) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.