



MOBILE COUNTY PUBLIC WORKS

COMMERCIAL SITE PLAN REQUIREMENTS

For LAND DISTURBANCE PERMITTING

And INTERNATIONAL BUILDING CODE COMPLIANCE (106)

These items are required for the submittal of a commercial site plan. This submittal and its subsequent satisfactory review is required for the purpose of obtaining a building permit. This site plan will be reviewed for its impact on the Mobile County right-of-way and adherence to stormwater requirements within the County's MS4 Boundary (Section 10). It is the Owner and Design Engineer's responsibility to consider the impact on adjacent private properties. These requirements are subject to change without notice.

1. All subdivisions associated with Commercial or Residential Development within a municipal planning commission jurisdiction (which may reach up to five (5) miles into the County from the City Limits) and/or Mobile County's Jurisdiction shall be approved by that entity before the developer submits the site plan to the Mobile County Engineering Department for review.
2. Each site plan submittal shall include a "*Certification of Professional Engineering Design For Site Plan Approval Of A Commercial Site Plan*" as obtained from the County Engineer's Office. Said certification shall have an original signature and seal of an Alabama Licensed Professional Engineer.
3. Three (3) copies of the site plan along with one (1) copy of the Building Construction Plan shall be submitted for every Commercial Development requesting a Building Permit. The one (1) copy of the building construction plans shall be submitted directly to the office of the building inspector. Site plan drawings shall bear the original seal of an Alabama Licensed Professional Engineer.
4. A vicinity map shall be included on the site plan. Include a legal description of property. Provide a copy of the executed lease if site is a lease situation.
5. The site plan shall clearly indicate all accesses to County roads. Maximum driveway width at the right-of-way is 40 feet. Minimum driveway width at the right-of-way is 20 feet and minimum distance between driveways is 20 feet. Driveways will slope away from roads a minimum of ½ in. per ft. for a minimum of 8 feet. Storm water runoff is not allowed to enter into the travelway. There shall be adequate cover above any driveway pipe. Only reinforced rubber gasket concrete pipe (15" min.) or reinforced ram-neck joint arch concrete pipe can be used within the County right-of-way. If driveways are existing then they shall be noted as existing with radii, pipe size, length & headwalls detailed on the site plan. All accesses to County right-of-way shall be improved to match roadway surfacing.

6. The site plan shall provide appropriate notes, details, and methods for the prevention of sediment laden storm water runoff or eroded materials from leaving the construction site. A grading plan shall be provided demonstrating site layout with appropriate BMP's shown. Reference shall be made to the *Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas, Current Edition*. If applicable, a copy of the NPDES permit and CBMPP shall be submitted.
7. The site plan shall have existing and proposed contours at one (1) foot intervals. The site plan shall have all proposed site improvements detailed as to dimensions and construction materials. All surface materials shall be clearly identified and a weighted storm water runoff coefficient shall be determined. Existing facilities shall be noted as Existing. Only that portion of the property that presently drains to the County right-of-way in its pre-development state can be drained to the right-of-way after the property is developed.
8. Pre-development and post-development drainage calculations based on 10-year, 50-year and 100-year storms, prepared and sealed by an Alabama Licensed Professional Engineer shall be submitted with the site plan. Outside of the County's MS4 Boundary, if any drainage is to be connected to a County right-of-way, a detention or retention facility will be required to hold the increase in run-off for a 10-year storm (minimum) due to the development. The engineer shall submit calculations insuring that the detention system will safely pass the resulting flows of the 50-year and 100-year storms. A note should be placed on the site plan stating which entity other than the County of Mobile is responsible for the maintenance of the detention/retention facility.
9. The site plan shall also have all existing and proposed drainage detailed. Any required detention or retention basin shall be detailed. The control structure and outfall shall be profiled, and an emergency relief provided. Calculations demonstrating the storage volume, sizing of the orifice, and discharge rate are required and shall bear the original seal of an Alabama Licensed Professional Engineer.
10. In any watershed which contains a public drinking water source, including, but not necessarily limited to, the J. B. Converse Watershed, or any 303(d) watershed impacted by land development, or any property located within the Mobile County MS4 Boundary, storm water detention facilities are required. Detention criteria shall include a maximum release rate equivalent to the 10 year storm pre-development rate. The minimum detention capacity shall accommodate the increase in volume for a 100 year post development storm. The Alabama Licensed Professional Engineer must certify that the design of the Commercial Site and its storm water detention features are designed in accord with these Requirements. Any storm water detention facility must be shown in the plans as an area not maintained by Mobile County or the State of Alabama.
- 10a. The Alabama Licensed Professional Engineer must submit a plan for maintenance of any drainage easements and storm water detention facilities. The owner of any Commercial Site must provide a signed acknowledgment as to who (other than Mobile County or the State) will own and maintain any such storm water detention facilities and easements, and such owner must covenant that the maintenance responsibility will run with the land and is enforceable by any person or entity damaged by an owner's failure to maintain such facilities. Where the maintenance responsibility is vested in a property owners' association, articles of incorporation for such property owners' association must be

- submitted to the County which must state that such association has perpetual maintenance responsibility for any such storm water detention facilities and easements, and that such maintenance responsibility constitutes a covenant that will run with the land and is enforceable by any person or entity damaged by an owner's failure to maintain such facilities. Such signed acknowledgments and articles of incorporation must be recorded with the Judge of Probate of Mobile County prior to issuance of a Certificate of Occupancy.
- 10b. Each year after initial submission of a plan for maintenance and immediately upon any change in ownership, the owner of the Commercial Site's storm water detention facilities shall submit an update to the maintenance plan with a qualified professional's statement affirming the current operation of the facilities related to the initial and ongoing intended purpose. If any deficiency exists, the statement shall describe the corrective actions and the schedule for completing these actions and an application for a new permit may be required.
 11. Reference should be made to the Mobile County Flood Damage Prevention Ordinance. Any proposed development that lies within a Special Flood Hazard Area, whether in whole or in part, shall submit a "Permit to Develop in a Special Flood Hazard Area."
 12. The flood zone designation, community panel number, map number & date as obtained from a Federal Emergency Management Agency Flood Insurance Rate Map dated March 17, 2010, or subsequent LOMR, shall be shown on the site plan. Flood zones (and floodways, if established), shall be delineated on the site plan. If the commercial site contains a flood zone designated as A1 - A30 or "AE" zone, then the limits of the "A" flood zone shall be delineated by physical elevations corresponding to the established base flood elevation. If improvements which involve filling are proposed within an "A" zone without an established base flood elevation, or an "A" zone with a B.F.E. without a delineated floodway, the developer shall provide a flood study with the commercial site plan submittal insuring that the proposed fill will not raise the water surface elevation more than 1.0 foot. No improvements will be permitted within a designated floodway.
 13. The Alabama Licensed Professional Engineer shall show the A.A.S.H.T.O. intersection sight distances for each proposed intersection with an existing County maintained road. Sites that significantly impact the existing traffic patterns shall depict the adjacent accesses to County right-of-way.
 14. A note shall be added to the site plan requiring the contractor to contact the Mobile County Public Works Engineering Manager at 574-4030 to discuss the conditions of the County maintained road leading to the construction site prior to performing any work within the County maintained right-of-way.
 15. All materials and workmanship proposed within a County right-of-way shall conform to the *Alabama Department of Transportation Standard Specifications for Highway Construction*, Current Edition.
 16. If the site is located adjacent to a State right-of-way, a copy of the permit from the Alabama Department of Transportation shall be supplied to the Mobile County Engineering Department prior to approval by said Mobile County.

CERTIFICATION OF PROFESSIONAL ENGINEERING DESIGN & CONSTRUCTION
FOR SITE PLAN APPROVAL OF A COMMERCIAL SITE PLAN

I, _____, a Professional Engineer registered in the State of Alabama, Registration Number _____, do hereby certify that the commercial site plan for _____, that is hereby submitted to the County Engineer has been designed under my supervision.

I further certify that the drainage system for this site development has been designed to meet, at a minimum, the ten (10) year flood storm criteria. This design will ensure that all drainage waters occurring during a storm of less than ten (10) year storm magnitude will be released onto the County Right of Way or drainage easement at a rate that is less than or equal to the rate being released onto said Right of Way or easement prior to construction of this site as shown on the accompanying drainage calculations submitted with this certification.

I further certify that this site has been designed in accordance with *Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas, Current Edition* as shown on the site plans submitted to the County Engineer.

I further certify that I will watch over and assure to the County that all site work will be performed in accordance with the site plans submitted to the County Engineer.

I acknowledge that in the event that Certification given herein shall be determined by the County Engineer to be grossly incorrect, the County may thereafter refuse to accept the certification of the undersigned.

NAME _____

P.E. # _____

TITLE _____

FIRM _____

DATE _____

Rainfall Data for Mobile, AL

Duration (min)	2 YR	10 YR	25 YR	50 YR	100 YR
5	6.05	8.75	9.1	10.1	11
6	5.9	8.42	9	9.9	10.9
7	5.7	8.13	8.85	9.7	10.5
8	5.4	7.86	8.5	9.5	10.2
9	5.3	7.61	8.35	9.2	10
10	5.1	7.38	8	9	9.8
11	5	7.15	7.9	8.65	9.5
12	4.9	6.95	7.75	8.5	9.2
13	4.7	6.75	7.6	8.4	9
14	4.5	6.57	7.4	8.15	8.7
15	4.4	6.4	7.1	7.9	8.5
20	3.9	5.7	6.35	7	7.5
25	3.5	5.17	5.6	6.45	6.9
30	3.2	4.75	5.1	5.75	6.3
40	2.7	4.1	4.4	4.9	5.5
50	2.4	3.61	3.8	4.4	4.7
60	2.1	3.25	3.4	3.9	4.3
120	1.3	1.85	2.2	2.4	2.7
180	0.94	1.45	1.7	1.85	2
240	0.78	1.2	1.4	1.5	1.7
300	0.65	1	1.2	1.3	1.4
360	0.57	0.9	1.1	1.15	1.3
480	0.47	0.73	0.85	0.9	1.1
600	0.4	0.62	0.75	0.83	0.9
720	0.35	0.55	0.65	0.74	0.8
1080	0.26	0.45	0.49	0.55	0.6
1440	0.23	0.35	0.4	0.45	0.5

Rainfall Data for Mobile, AL

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches/hour)¹							
Duration	Average recurrence interval (years)						
	2	10	25	50	100	200	500
5-min	8.68 (7.20-10.4)	11.8 (9.71-14.2)	13.8 (10.9-17.1)	15.3 (11.9-19.2)	16.9 (12.6-21.7)	18.5 (13.1-24.3)	20.6 (14.0-27.8)
10-min	6.35 (5.27-7.60)	8.65 (7.11-10.4)	10.1 (8.00-12.5)	11.2 (8.68-14.1)	12.4 (9.20-15.9)	13.5 (9.62-17.8)	15.1 (10.3-20.3)
15-min	5.16 (4.29-6.18)	7.03 (5.78-8.47)	8.21 (6.50-10.2)	9.13 (7.06-11.4)	10.1 (7.48-12.9)	11 (7.82-14.5)	12.3 (8.36-16.5)
30-min	3.62 (3.00-4.33)	4.99 (4.10-6.01)	5.85 (4.64-7.25)	6.52 (5.04-8.18)	7.2 (5.36-9.23)	7.88 (5.60-10.4)	8.79 (5.99-11.8)
60-min	2.38 (1.97-2.84)	3.3 (2.71-3.97)	3.9 (3.10-4.86)	4.39 (3.40-5.52)	4.89 (3.65-6.29)	5.41 (3.85-7.13)	6.13 (4.18-8.28)
2-hr	1.47 (1.23-1.75)	2.05 (1.69-2.45)	2.44 (1.95-3.02)	2.76 (2.15-3.46)	3.09 (2.32-3.96)	3.44 (2.47-4.52)	3.93 (2.70-5.28)
3-hr	1.11 (0.932-1.32)	1.56 (1.30-1.86)	1.88 (1.51-2.33)	2.14 (1.68-2.68)	2.42 (1.82-3.09)	2.71 (1.96-3.55)	3.13 (2.16-4.20)
6-hr	0.685 (0.576-0.806)	0.993 (0.827-1.18)	1.21 (0.982-1.50)	1.4 (1.10-1.74)	1.59 (1.21-2.03)	1.8 (1.31-2.35)	2.1 (1.46-2.81)
12-hr	0.411 (0.348-0.481)	0.62 (0.519-0.729)	0.768 (0.625-0.942)	0.891 (0.706-1.10)	1.02 (0.781-1.29)	1.16 (0.850-1.51)	1.36 (0.956-1.81)
24-hr	0.243 (0.206-0.282)	0.372 (0.313-0.434)	0.464 (0.381-0.567)	0.542 (0.432-0.668)	0.626 (0.481-0.788)	0.716 (0.526-0.923)	0.844 (0.595-1.11)
2-day	0.14 (0.119-0.161)	0.211 (0.178-0.244)	0.263 (0.218-0.321)	0.308 (0.248-0.379)	0.357 (0.277-0.448)	0.411 (0.304-0.527)	0.487 (0.346-0.640)
3-day	0.101 (0.087-0.116)	0.152 (0.129-0.175)	0.189 (0.157-0.229)	0.221 (0.178-0.269)	0.255 (0.198-0.318)	0.292 (0.217-0.373)	0.346 (0.247-0.452)
4-day	0.081 (0.069-0.092)	0.12 (0.102-0.138)	0.148 (0.123-0.179)	0.173 (0.139-0.210)	0.199 (0.155-0.247)	0.228 (0.169-0.290)	0.268 (0.192-0.350)
7-day	0.053 (0.045-0.060)	0.075 (0.064-0.086)	0.091 (0.076-0.109)	0.105 (0.085-0.127)	0.12 (0.094-0.149)	0.137 (0.103-0.173)	0.161 (0.115-0.208)

PERMIT TO DEVELOP

STATE OF ALABAMA, MOBILE COUNTY

Permit No. _____ Issuance Date _____

This permit expires ONE YEAR from the Issuance Date.

DEVELOPMENT OR SUBDIVISION NAME: _____

DEVELOPER/CONTRACTOR: _____

CONTACT NAME: _____ CONTACT NUMBER: _____

TYPE: (CHECK ONE) Minor Major – NPDES No. _____

LOCATION _____

_____ County Commission Proposed Plat Approval _____ Planning Commission Proposed Plat Approval _____ Not Applicable

Date _____ No. Proposed Lots _____

Authorized Signature _____

Authorized County Signature _____

For Inspections or Complaints Call **INSPECTION SERVICES at (251) 574-3507** or Email **INSPECTIONS@MOBILECOUNTY.NET**

THIS CARD MUST BE ON-SITE AT ALL TIMES DURING ANY CONSTRUCTION ACTIVITY.