

# CITY OF MOBILE ENGINEERING DEPARTMENT FREQUENTLY ASKED QUESTIONS



1. Is land disturbance required for?

	<u>Description</u>	<u>Land Disturbance</u>
1.	New commercial site of any size (including cellular tower sites).	Yes
2.	Construction of new subdivision of any size – with required roadways or other required infrastructure.	Yes
3.	Existing commercial site of any size - Interior renovations only (change of occupancy ONLY).	No
4.	Construction of cellular antenna only – NO impervious area proposed (including gravel), AND is no land disturbance required to install additional underground power or telephone.	No
5.	Existing commercial site of any size - making revisions to existing grading of the site and/or parking area.	Yes
6.	Existing commercial site of any size – resurfacing ONLY – with no change to grading of site	No
7.	Existing commercial site of any size – paving existing gravel parking	Yes
8.	Existing commercial site of any size – ANY amount impervious area added (gravel, sidewalk, drive, parking, roofed canopy, etc.).	Yes
9.	<u>Single-Family Residential</u> < 4000 sq. ft. impervious area – regardless of flood zone– affidavit-compliant <a href="http://www.cityofmobile.org/pdf/land_affadavit.pdf">http://www.cityofmobile.org/pdf/land_affadavit.pdf</a> < 4000 sq. ft impervious area – flood zone – performing any prohibited activity listed on affidavit	Affidavit Yes
10.	<u>Single-Family Residential</u> - regardless of flood zone ≥ 4000 sq. ft. impervious area	Yes
11.	<u>Clearing and Grubbing Only – Section 17-6 (3)</u> <ul style="list-style-type: none"> <li>• For private residence, single lot ONLY, &lt; 1 acre</li> <li>• For ANY PROPERTY ≥1 acre in size</li> </ul>	No Yes
12.	<u>Fence or Retaining Wall</u> In flood zone Not in flood zone	Affidavit No

2. Is detention required?

- Detention is required for the TOTAL impervious area on-site (existing and proposed) for commercial and residential ≥ 4000 sq. ft. constructed after 1984.
- Impervious area: asphalt, concrete, driveways, sidewalk, buildings, roofed structures, gravel, etc.
- The applicant has to provide documentation (field survey) showing the presence of impervious area prior to 1984, to “claim historical credit”. If no documentation is available, applicant can review COM aerial photography, purchase a copy, and submit the copy of the aerial photo with the land disturbance application submittal.

3. If detention is not required, do I have to add inlets?

- YES. On sites of ANY size, a subsurface tie to City of Mobile storm drainage system is required. (The runoff must be captured on-site and piped to City’s storm drainage system.) Neither storm water from the site (or driveway) nor flow from roof drains can flow directly onto right-of-way.

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4. Can an architect or professional land surveyor submit a land disturbance application?
  - No, per Section 17-7 4. "All data, engineering computations and plans submitted to the City Engineer shall be signed and sealed by a professional engineer licensed by the State of Alabama."
5. Who can submit a FEMA flood-proofing plan (only allowed for commercial projects)?
  - A professional engineer or licensed architect.
6. Where can I get a copy of the Storm Water Management and Flood Control Ordinance requirements?
  - Refer to the following link on the City of Mobile's website:
    - [www.stormwatermobile.org/reports.php](http://www.stormwatermobile.org/reports.php)

## LAND DISTURBANCE

### Submittal Information:

- [Land Disturbance Permit Application \(Required\)](#)
- [ENGINEER'S AS-BUILT CERTIFICATION FOR COMMERCIAL and RESIDENTIAL SITE WORK \(required for appropriate development type\)](#)
- [ENGINEER'S AS-BUILT CERTIFICATION FOR SUBDIVISIONS \(required for appropriate development type\)](#)
- [Contractor Acknowledgment ROW Permit letter \(if needed\)](#)
- [Owner-Developer Acknowledgment ROW Permit letter \(if needed\)](#)

### Tier 1 (One Acre or More Disturbance):

- [TIER 1 Land disturbance packet instructions](#)
- [TIER 1 Land Disturbance Permit checklist \(required\)](#)
- [TIER 1 Land Disturbance Permit Certification \(required\)](#)
- [TIER 1 Land Disturbance Performance Bond Letter \(Bond is required\)](#)
- [TIER 1 Land Disturbance Performance Bond \(Bond is required\)](#)
- [TIER 1 Post Construction Certification](#)

### Tier 2 (Less than One Acre Disturbance):

- [TIER 2 Land Disturbance Permit Checklist \(required\)](#)
- [TIER 2 Land Disturbance Permit Certification \(required\)](#)

### Reference Documents:

- [AL Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Area](#)
- [Low Impact Development Handbook for the State of Alabama](#)

If the above information does not address your question(s), please fill out the Request for Information form [http://www.cityofmobile.org/pdf/info\\_req\\_eng.pdf](http://www.cityofmobile.org/pdf/info_req_eng.pdf) and the land disturbance engineer will contact you within 10 business days, or you can contact the Engineering Department permitting section by calling (251) 208-7810.