

## **VICTORIA SPRINGS SUBDIVISION,** **RESUBDIVISION OF LOT 2**

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: No comments.

MAWSS Comments: No comments.

The plat illustrates the proposed 1 lot, 0.6 ± acre subdivision located on the North side of Ellen Drive, 450' + West of Howells Ferry Road. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to resubdivide a large existing legal lot into one smaller lot with the remainder of the existing lot to be for future development.

The site fronts on Ellen Drive, a minor street with adequate existing right of way of 60' in front of the proposed lot; therefore, no dedication would be required. As a means of access management, a note should be placed on the final plat stating that Lot 1 is limited to one curb cut to Ellen Drive, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

No building setback line is indicated on the plat; therefore, the plat should be revised to indicate a 25' minimum building setback line along Ellen Drive. The lot is not labeled with its size; therefore, the lot should be labeled with its size in square feet and acres, or a table should be provided on the plat furnishing the same information. The remainder of Lot 2, Victoria Springs Subdivision is labeled as "Future Development" and should also be labeled as such on the final plat.

The site is within the J. B. Converse watershed, which contains the drinking water supply for the Mobile Area Water and 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.

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.

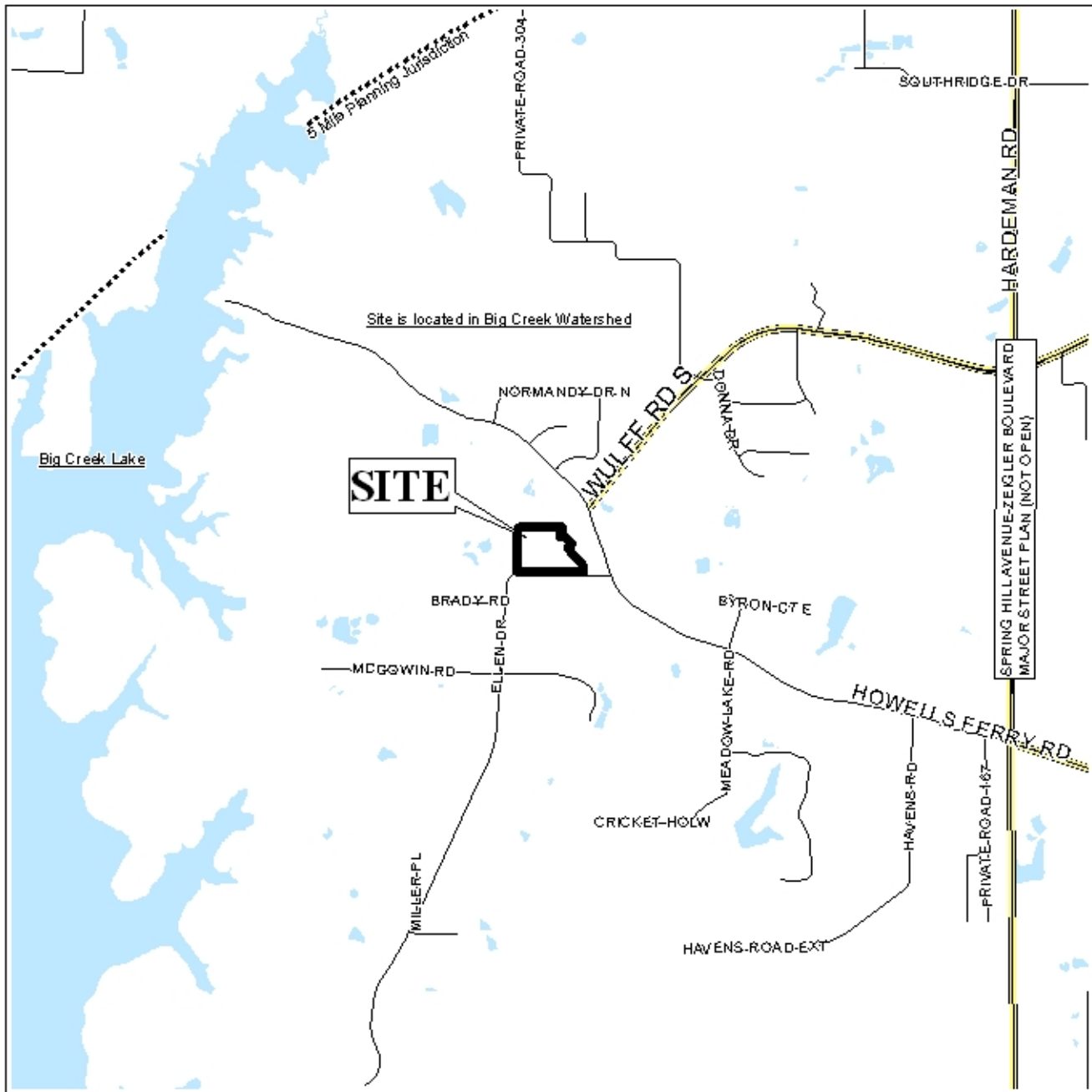
A note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Ellen Drive, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 2) depiction of the 25’ minimum building setback line along Ellen Drive;
- 3) labeling of Lot 1 with its size in square feet and acres, or the provision of a table on the plat furnishing the same information;
- 4) labeling of the remainder of Lot 2, Victoria Springs Subdivision, as “Future Development”;
- 5) 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 will be 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;
- 6) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and

- 7) 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.

# LOCATOR MAP



APPLICATION NUMBER 10 DATE April 3, 2008

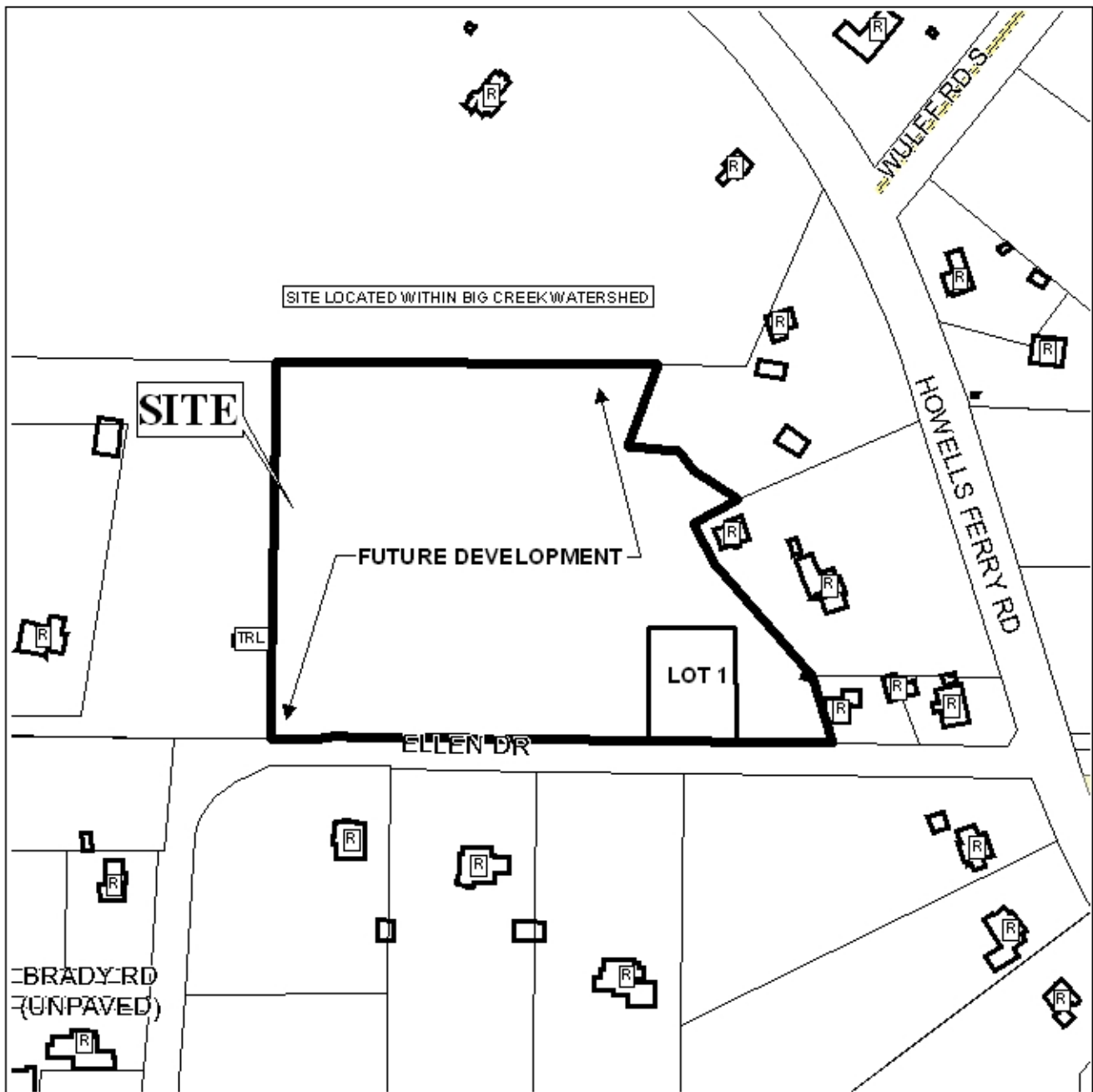
APPLICANT Victoria Springs Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



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# VICTORIA SPRINGS SUBDIVISION, RESUBDIVISION OF LOT 2



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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