

## **SEMMES HIGHLANDS SUBDIVISION, FOURTH UNIT** **RESUBDIVISION OF LOT 23**

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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 5.0± acre, 3 lot subdivision, which is located Southeast corner of Blackstone Road and Firetower Road – within the planning jurisdiction. The applicant states that the site is served by city water and individual septic tanks.

The purpose of this application is to create three legal lots from three metes and bounds parcels.

The site fronts Fire Tower Road and Blackstone Drive, both minor streets with sufficient right-of-way. No dedication is required.

As proposed, Lot 1 has a combined street frontage of approximately 887' along Fire Tower Road and Blackstone Drive. Lot 2 has 171' of frontage along Fire Tower Road, and Lot 3 has 147' along Blackstone Drive. As a means of access management, a note should be placed on the final plat stating that Lot 1 is limited to a maximum of three curb cuts, and Lots 2 and 3 are each limited to one curb cut to Fire Tower Road and Blackstone Drive respectively, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards.

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.

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.

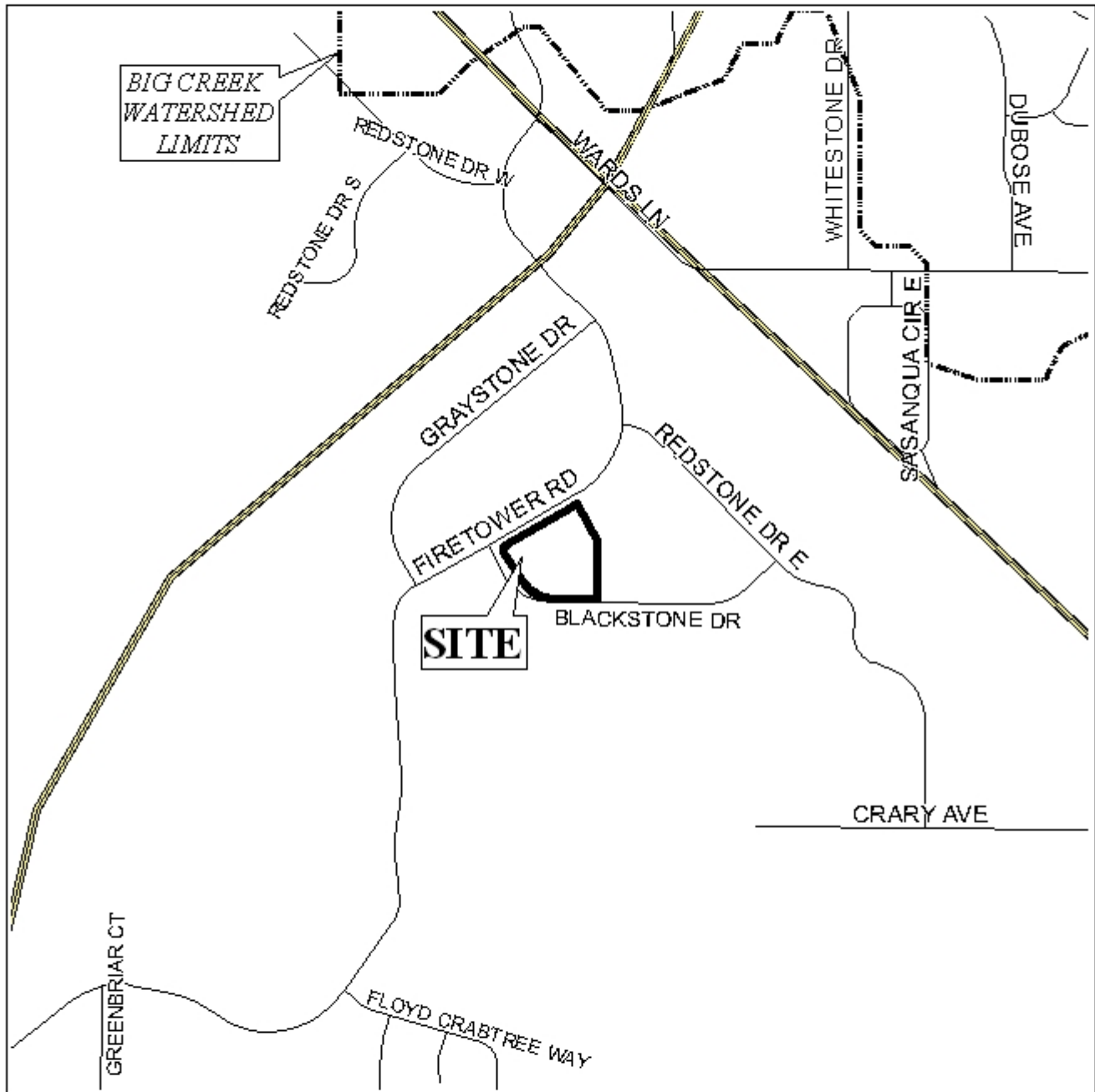
Furthermore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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 a maximum of three curb cuts, and Lots 2 and 3 are each limited to one curb cut to Fire Tower Road and Blackstone Drive respectively, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 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) 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;
- 4) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 5) 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.

6)

## LOCATOR MAP



APPLICATION NUMBER 17 DATE April 3, 2008

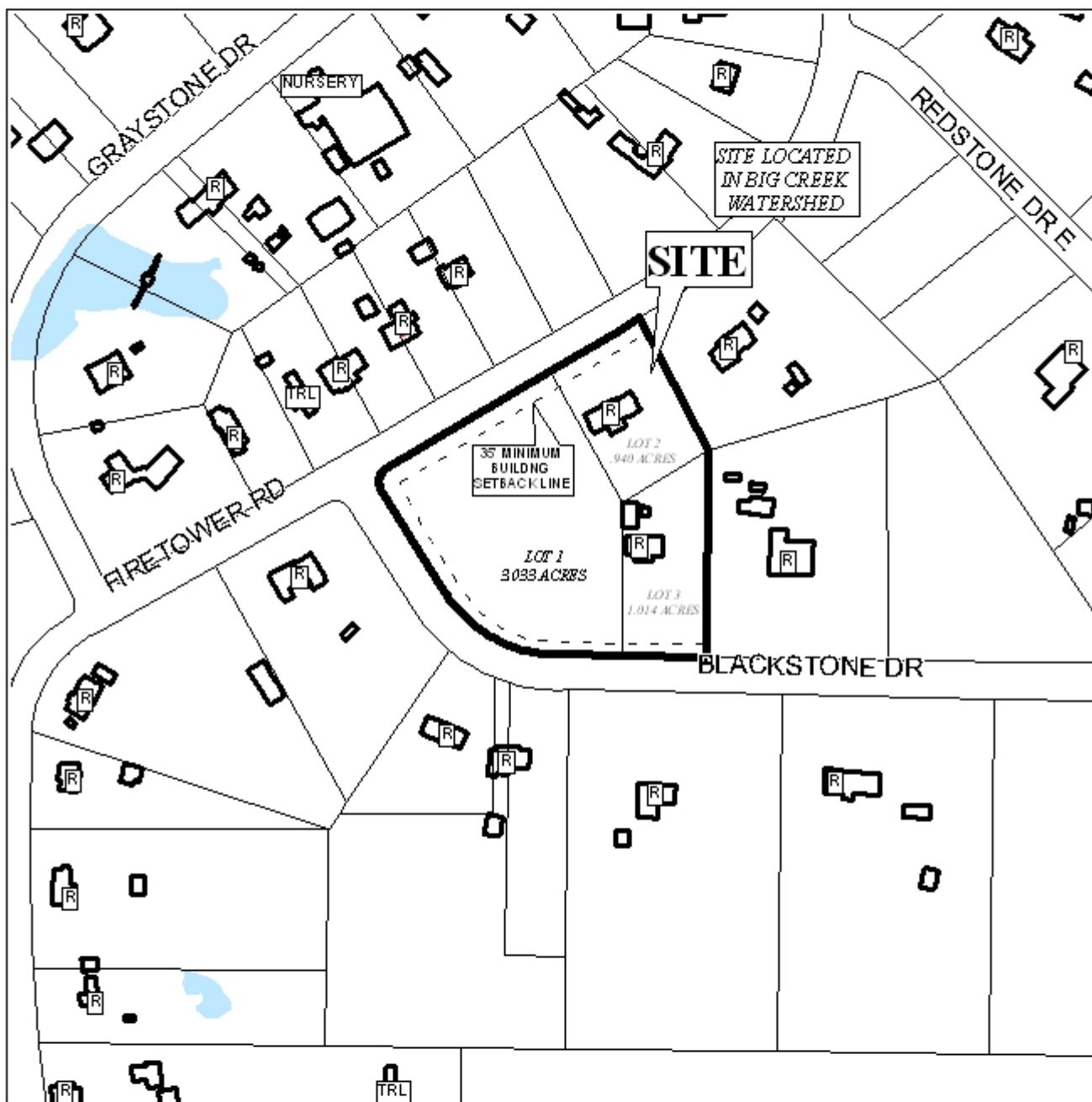
APPLICANT Semmes Highlands, Fourth Unit, Resubdivision of Lot 23

REQUEST Subdivision



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7)  
**SEMME'S HIGHLANDS, FOURTH UNIT, RESUBDIVISION OF LOT 23**



APPLICATION NUMBER 17 DATE April 3, 2008

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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