

## **SELLERS FAMILY ESTATES 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 the issuance of any permits.

Fire-Rescue Department Comments: No comments submitted.

MAWSS Comments: No comments submitted.

The plat illustrates the proposed 4 lot, 20.8± acre subdivision, which is located on the East side of Ellen Drive, 780'± South of McLean Drive, within the Planning Jurisdiction. The applicant states that the site is served by public water and individual septic systems.

The purpose of this application is to subdivide an existing lot of record and a metes-and-bounds parcel into four legal lots of record. All lots would meet the minimum area requirements.

Lot 2 would exceed the depth-to-width ratio of Section V.D.3. of the Subdivision Regulations; however, narrow, deep lots are typical of the area, so a waiver of that section would be in order. Also Lots 3 and 4 would be “flag” lots which are generally not allowed by the Subdivision Regulations. However, exceptions are allowed in instances where varied and irregularly-shaped lot designs are common and the informality of design is consistent with other lots in the vicinity, or in the case of a family subdivision. “Flag” lots are typical of the area and this is a family subdivision; therefore, a waiver of Section V.D.1. of the Subdivision Regulations would be in order. A note should be added to the final plat stating that there shall be no future resubdivision of Lot 3 and 4 to create additional lots unless a County standard street is to be dedicated and constructed to provide access.

The site fronts on Ellen Drive with a compliant 60' right-of-way; therefore, no dedication would be required. A note should be required on the final plat stating that Lot 1 is limited to two curb cuts to Ellen Drive, and Lots 2, 3 and 4 are limited to one curb cut each onto Ellen Drive, with the size, location and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards. As on the preliminary plat, the building setback line for Lots 1 and 2 should be illustrated as measured from the Ellen Drive right-of-way, and as measured from the Lot 4 “pole” for Lot 3, and from the rear line of Lot 2 for Lot 4. As on the preliminary plat, each lot should be labeled with its size in acres, or a table should be furnished on the final plat providing the same information.

The site is within the J. B. Converse watershed, which contains the drinking water supply for the Mobile Area Water and Sewer System. As amended, the Subdivision Regulations Environmental and Watershed Protection section states the following requirements for development within drinking water supply watersheds:

*“In any watershed which contains a public drinking water source, including, but not necessarily limited to, the J. B. Converse Watershed, no field lines or septic tanks may be constructed or maintained within a “flood prone area” as designated by FEMA, or within a “Buffer Zone” as defined in Section II. Within any such watershed, storm water detention facilities are required in any Subdivision. Detention criteria shall comply with the highest applicable adopted standard, which currently requires a minimum detention capacity to accommodate the volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate. A licensed Professional Engineer must certify that the design of the Subdivision and its storm water detention features are designed in accord with these requirements. Any storm water detention facility must be shown in the plans and on the recorded subdivision plat as common area not maintained by the City of Mobile, Mobile County or the State of Alabama.”*

The 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, the Environmental and Watershed Protection requirements of Section V.A.5. of the Subdivision Regulations should apply to this subdivision.

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.

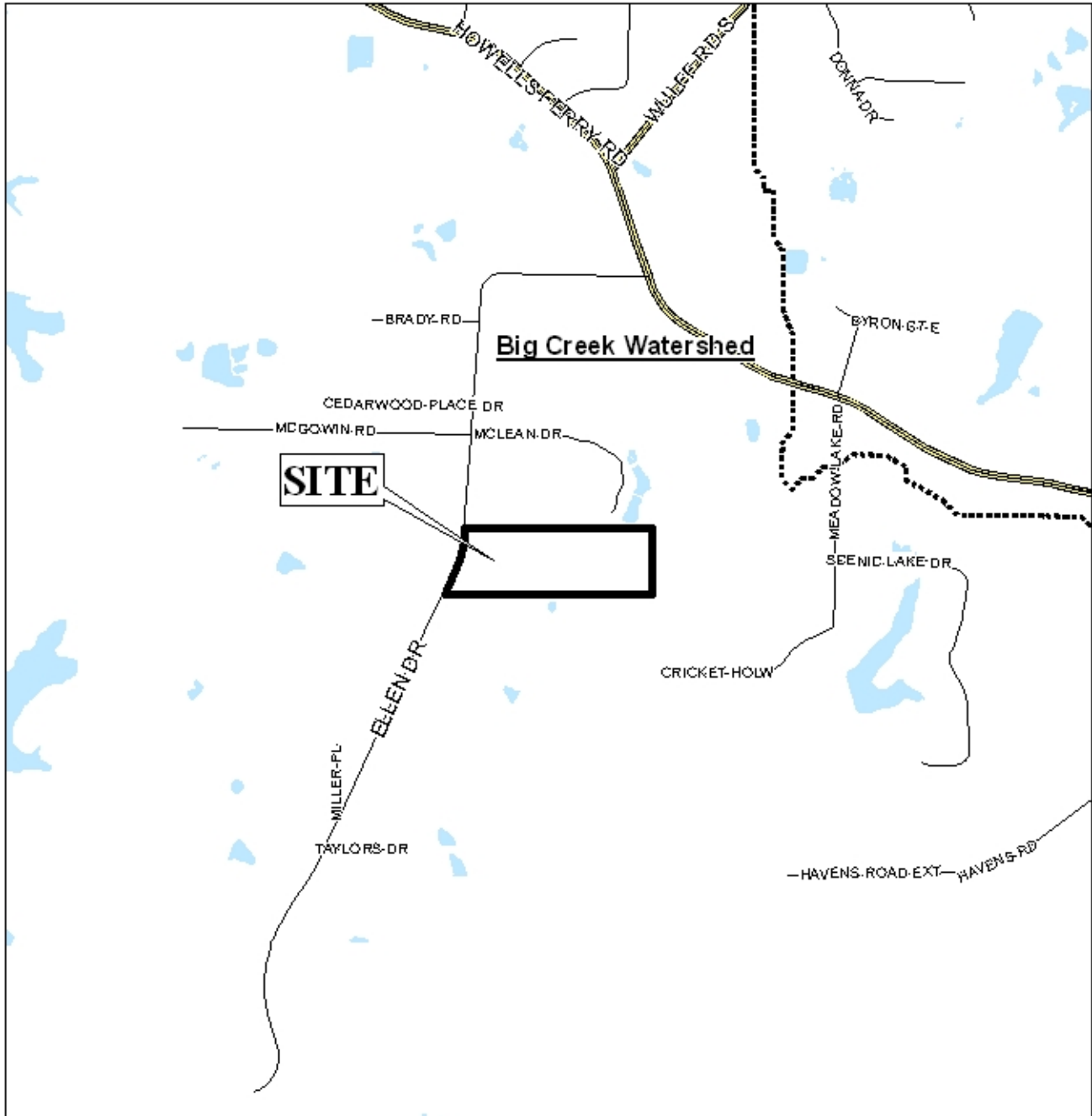
A note should be required on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provided a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

With a waiver of Sections V.D.1. and V.D.3., 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 two curb cuts to Ellen Drive, and Lots 2, 3 and 4 are limited to one curb cut each onto Ellen Drive, with the size, location and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 2) illustration of the building setback line for Lots 1 and 2 as measured from the Ellen Drive right-of-way, and as measured from the Lot 4 “pole” for Lot 3, and from the rear line of Lot 2 for Lot 4;
- 3) labeling of each lot with its size in acres, or the furnishing of a table on the final plat providing the same information;

- 4) placement of a note on the final plat stating that development of the subdivision shall comply with the Environmental and Watershed Protection requirements of Section V.A.5. of the Subdivision Regulations;
- 5) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provided a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; and
- 7) placement of a note on the final plat stating that that there shall be no future resubdivision of Lots 3 and 4 to create additional lots unless a County standard street is to be dedicated and constructed to provide access.

# LOCATOR MAP



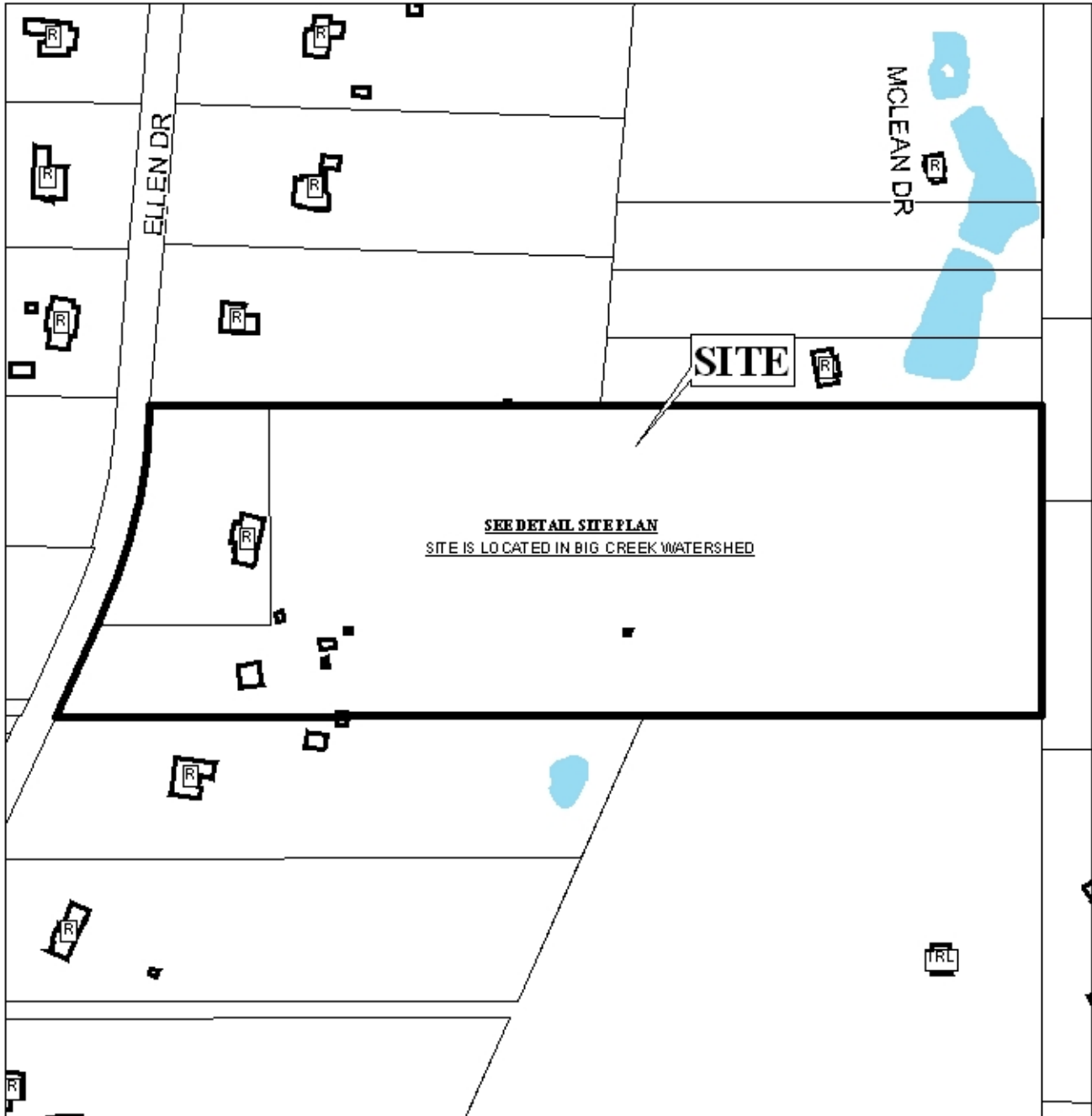
APPLICATION NUMBER 13 DATE June 18, 2009

APPLICANT Sellers Family Estates Subdivision

REQUEST Subdivision



# SELLERS FAMILY ESTATES SUBDIVISION



APPLICATION NUMBER 13 DATE June 18, 2009



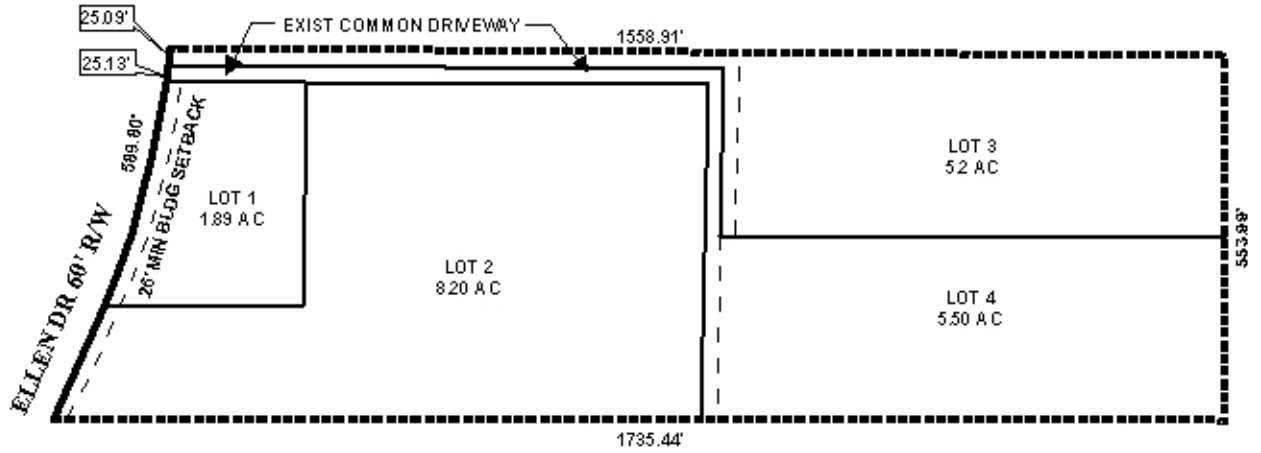
# SELLERS FAMILY ESTATES SUBDIVISION



APPLICATION NUMBER 13 DATE June 18, 2009



# DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE June 18, 2009  
APPLICANT Sellers Family Estates Subdivision  
REQUEST Subdivision

