

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 7, 2008

Mary Frances Dunnam  
10001 Broughton Road  
Semmes, AL 36575

**Re: Case #SUB2008-00025**  
**Dunnam Estates Subdivision**  
10001 Broughton Road  
(South side of Broughton Road, 625'± West of Snow Road North).  
3 Lots / 4.8± Acres

Dear Applicant(s) / Property Owner(s):

At its meeting on March 6, 2008, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **Provision of documentation establishing the creation date of the parcel as prior to 1984, or that it is a legal lot;**
- 2) **Placement of a note on the final plat stating that proposed lots 1, 2 and 3 are limited to 2 total curb cuts, with the size, design and location to be approved by County Engineering;**
- 3) **Revision of the plat to depict the 25' minimum building setback line from where the pole meets the flag portion of the lot;**
- 4) **Placement of a note on the plat stating that there shall be no additional subdivision of lot 3 until additional frontage on a public street is provided;**
- 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 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;**

- 6) 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;**
- 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; and**
- 8) Labeling of each lot with its size in square feet in addition to acreage.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: McCrory & Williams, Inc.