

BROUGHTON ROAD SUBDIVISION, **STOKLEY'S ADDITION TO**

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: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWWS Comments: No comments.

The plat illustrates the proposed 4 lot, 16.0± acre subdivision which is located at 10403 Broughton Road (South side of Broughton Road, 820'± East of Hardeman Road). The applicant states that the subdivision is served by public water and individual septic tank.

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

The proposed lots meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. The proposed lot size is indicated on the plat and should be retained on the final plat, if approved.

The proposed Lot 1 does not comply with Section V.D.3 of the Subdivision Regulations regarding maximum depth. The maximum depth of the lot allowed by the Subdivision Regulations is 598.01 feet (3.5 times 170.86). The proposed lot is depicted as being 600 feet in depth. It should be noted that the lot is currently 170.86 feet wide and 1312.28 feet deep, thus, the new lot configuration, while still only slightly out of conformity, is still an improvement. Further, this type of lot configuration is not uncommon for the area of the site, and thus, a waiver of Section V.D.3 may be appropriate for this lot.

The proposed Lot 3 is an irregularly shaped lot, which also does not comply with Section V.D.3. However, as with the proposed Lot 1, a review of the parcels in the immediate area of the site reveals that irregularly shaped lots of this type are not uncommon in this area, and thus, Lot 3 could be approved with a waiver of Section V.D.3.

The site has frontage on Broughton Road, a minor street, not provided with curb and gutter. A 50-foot right-of-way is depicted for the street, and Section V.B.14 of the Subdivision

Regulations requires a right-of-way of 60 feet for such streets. As such, dedication sufficient to provide 30-feet from the centerline of Broughton Road should be provided.

The 25-foot minimum building line is depicted, and should be revised to depict 25 feet from any dedication required.

The proposed Lot 1 and Lot 4 both have one existing curb cut to Broughton Road as shown on aerial photographs. Lots 2 and 3 do not have any existing curb cuts, and should be limited to one curb cut each with the size, design, and location of all curb cuts to be approved by Mobile County Engineering.

The site is located within the Big Creek Watershed, and, as such, the subdivision must comply with Section V.A.5 regarding Environment and Watershed Protection. A note should be placed on the final plat indicating that the site will comply with this section. Additionally, any flood prone areas, as designated by FEMA, or any buffer zones, as defined in Section II of the Subdivision Regulations should be depicted on the final plat. If no such area exists on the site, then that should be stated in a note on the plat.

Additionally, as stated in Section V.A.5, 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 a common area not maintained by the City of Mobile, Mobile County or the State of Alabama. Thus, certification should be required prior to signing of the final plat.

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.

This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations. The note regarding this requirement should also appear on the final plat.

Based on the preceding, this application is recommended for tentative approval subject to the following conditions:

- 1) Retention of labeling of the lot sizes, in square feet, on the final plat
- 2) Revision of the 25-foot minimum building setback line revised to depict 25 feet from any dedication required;
- 3) Provision of dedication sufficient to provide 30-feet from the centerline of Broughton Road;

- 4) Placement of a note on the final plat limiting Lots 1 and 4 to the existing curb cuts and limiting Lots 2 and 3 to one curb cut each with the size, design, and location of all curb cuts to be approved by Mobile County Engineering;
- 5) Placement of a note on the final plat stating that the subdivision will comply will Section V.A.5 of the Subdivision Regulations regarding Environment and Watershed Protection;
- 6) Depiction of any flood prone areas, as designated by FEMA, or any buffer zones, as defined in Section II of the Subdivision Regulations on the final plat, or placement of a note on the final plat stating that no such areas exist on the site;
- 7) Certification from a licensed Professional Engineer certifying that the design of the Subdivision and its storm water detention features are designed for 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 prior to signing of the final plat;
- 8) Depiction of any storm water detention facility on the final plat as a common area not maintained by the City of Mobile, Mobile County or the State of Alabama;
- 9) 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;
- 10) 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.8 of the Subdivision Regulations.

LOCATOR MAP

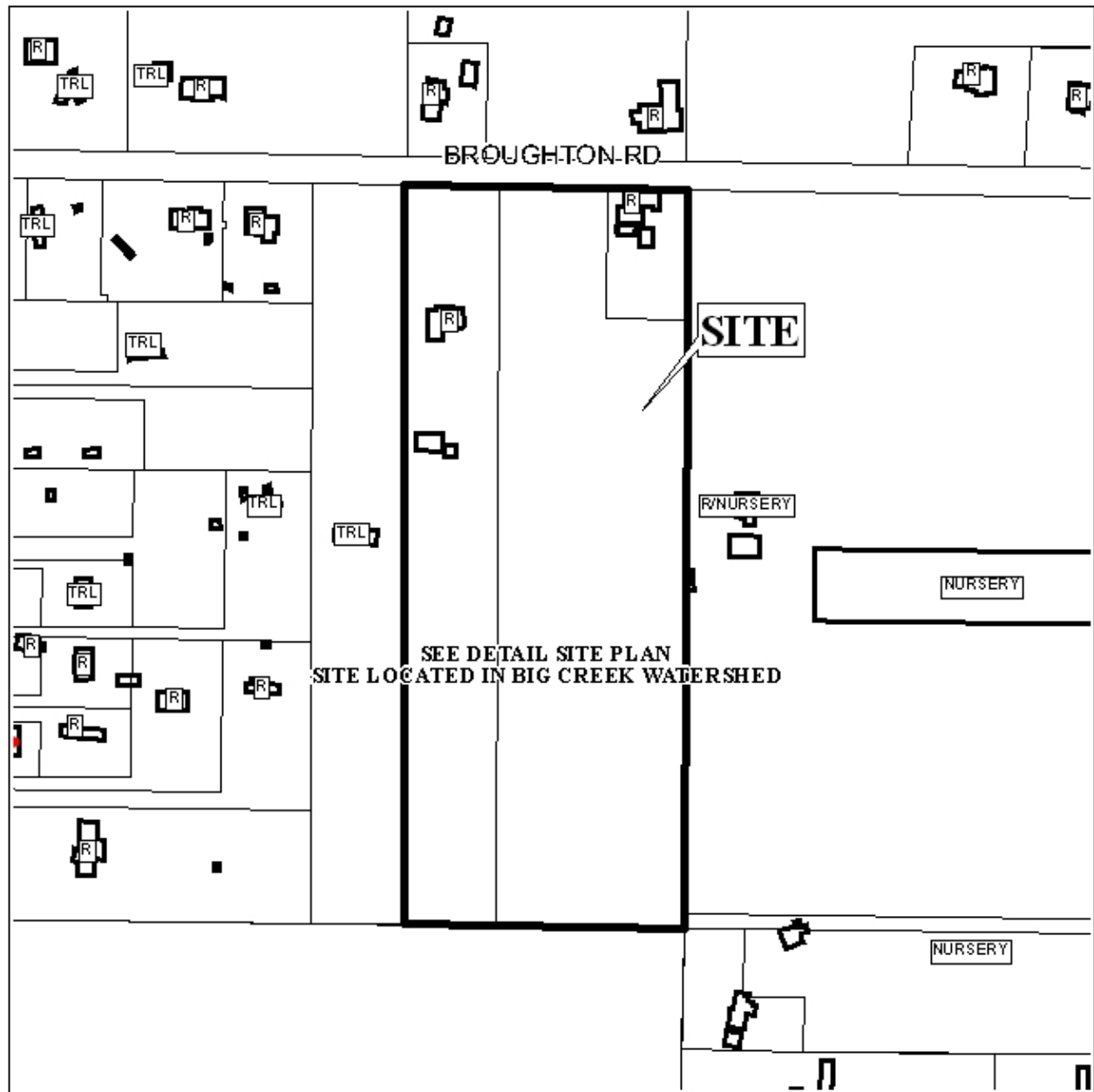


APPLICATION NUMBER 7 DATE August 6, 2009
APPLICANT Broughton Road Subdivision, Stokley's Addition to
REQUEST Subdivision



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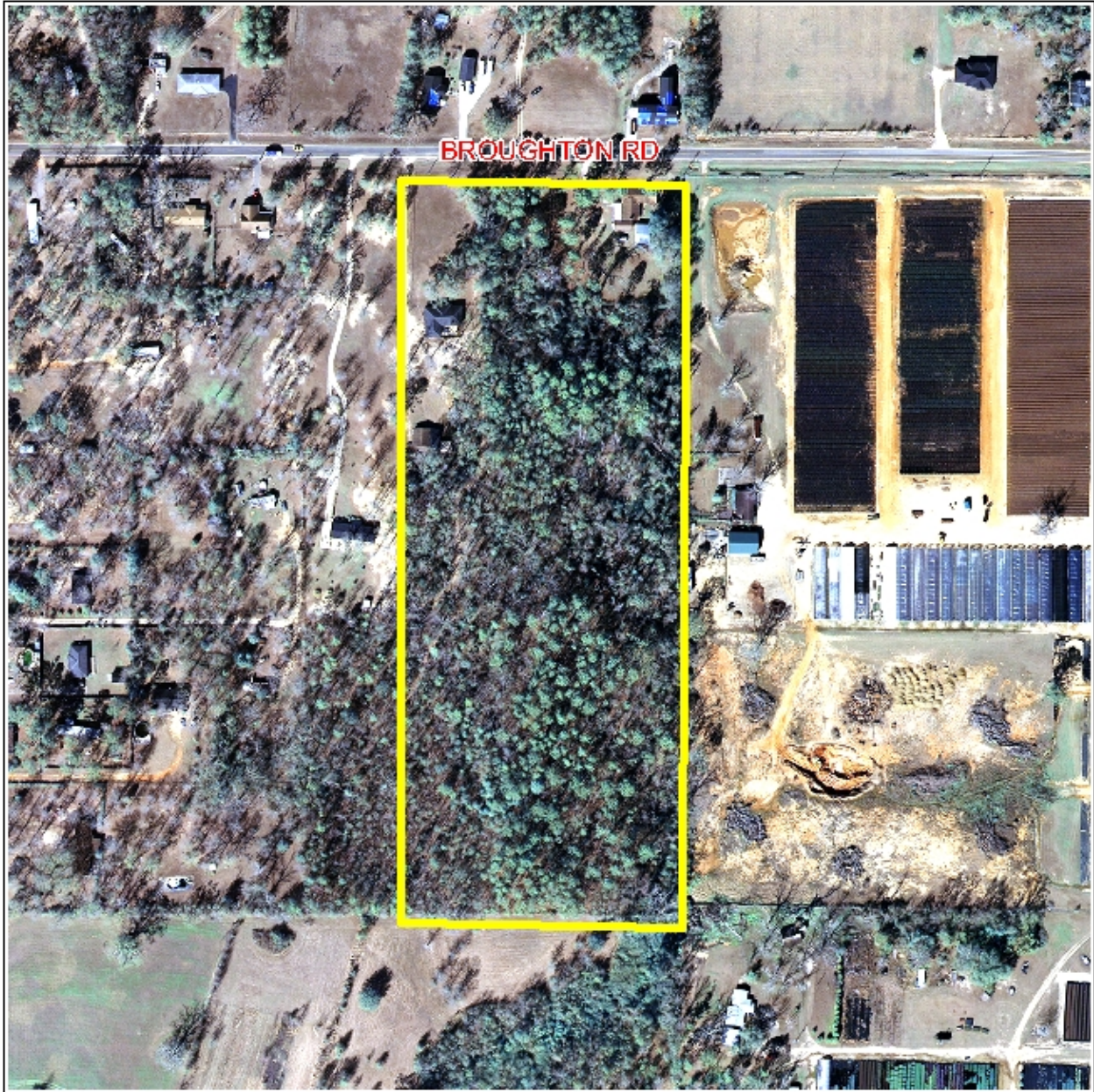
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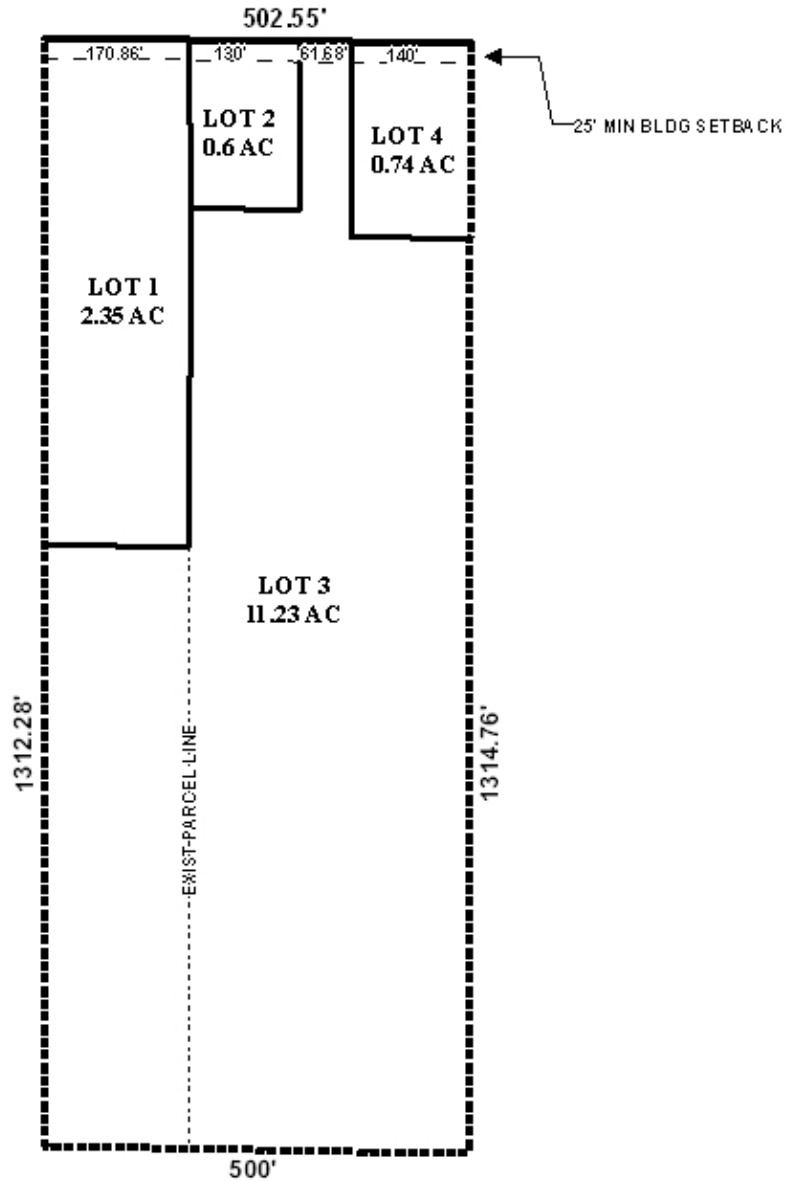
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DETAIL SITE PLAN

BROUGHTON RD 50' R/W



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