

## **DUNNAM 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: 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.

MAWSS Comments: MAWSS has no water and sewer service available.

The plat illustrates the proposed 3 lot, 4.81 ± acre subdivision located on the South side of Broughton Road, 625' + West of Snow Road North. The applicant states that the subdivision is served by public water and individual septic systems.

The purpose of this application is to create three lots from a parcel.

The application did not include information regarding when the parcel in question was created, thus staff cannot determine if the parcel was created prior to 1984, or after, when the County started coordinating with the City regarding the creation of legal lots. Documentation should be provided establishing the date that the parcel was created, or that it is a legal lot, prior to the signing of the final plat.

The site fronts on Broughton Road, a minor street with adequate existing right of way of approximately 70 feet.

According to the plat submitted, the applicant agrees to a total of two curb cuts for the proposed 3 lot subdivision. If approved, there should be a note on the final plat stating that lots 1, 2 and 3 are limited to a total of two curb cuts.

Proposed lot 3 appears to be a flag lot which will have a "pole" connecting it to Broughton Road. A precedence has been set for flag lots in the vicinity, however, because of the limited frontage of proposed lot 3, no additional subdivision of the lot should be allowed until additional frontage on a public street is provided. If approved, which will require a waiver of Section V.D.3. of the Subdivision Regulations, the plat should be revised to depict the minimum building setback line of lot 3 to be at least 25' from where the "pole" meets the flag portion of the lot.

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.

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.

Finally, the plat should be revised to label each lot with its size in square feet, in addition to the total acreage depicted on the plat.

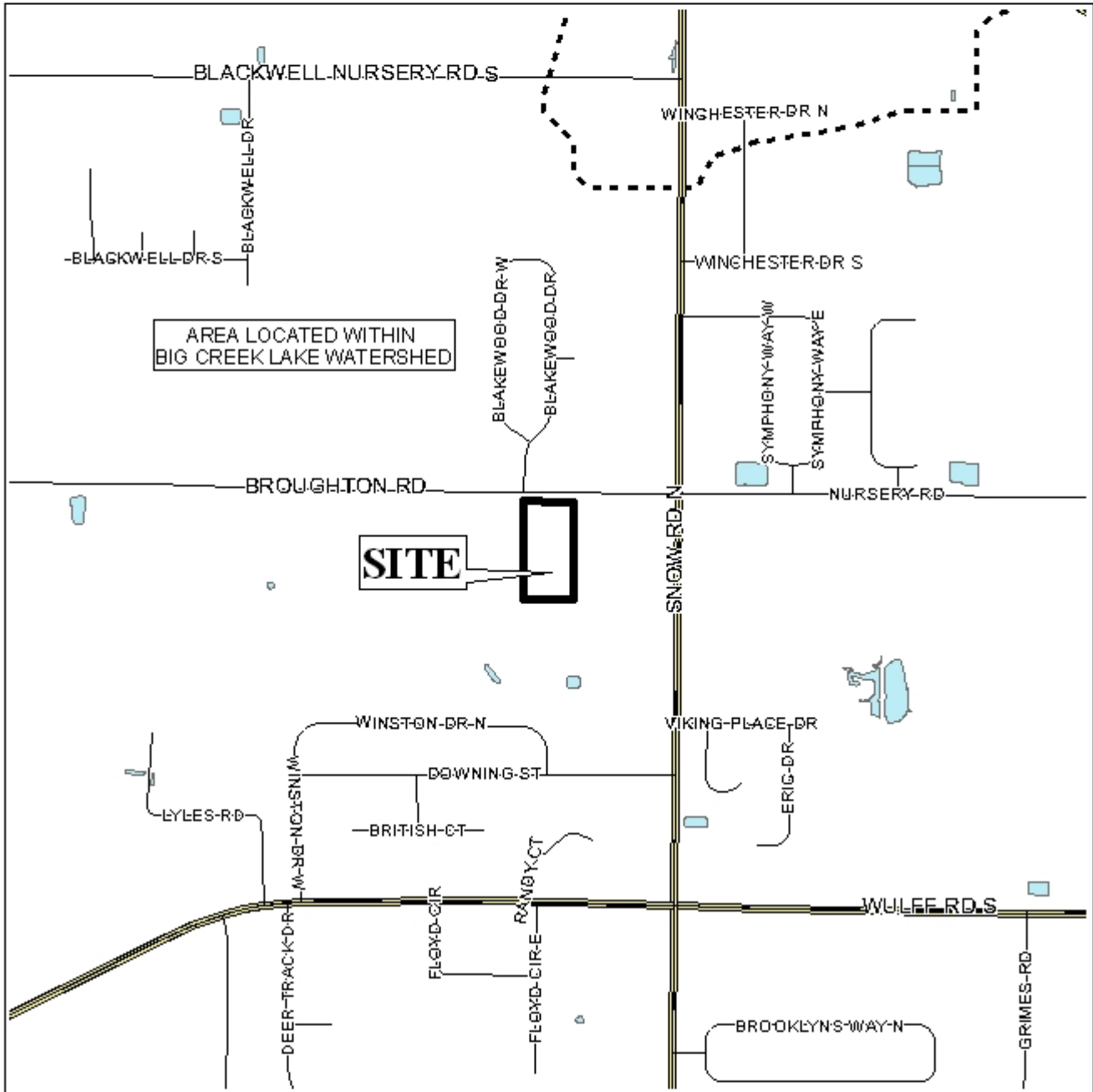
With a waiver of Section V.D.3. of the Subdivision Regulations, the plat is recommended for Tentative Approval subject to the following conditions:

- 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.

# LOCATOR MAP



APPLICATION NUMBER 28 DATE March 6, 2008

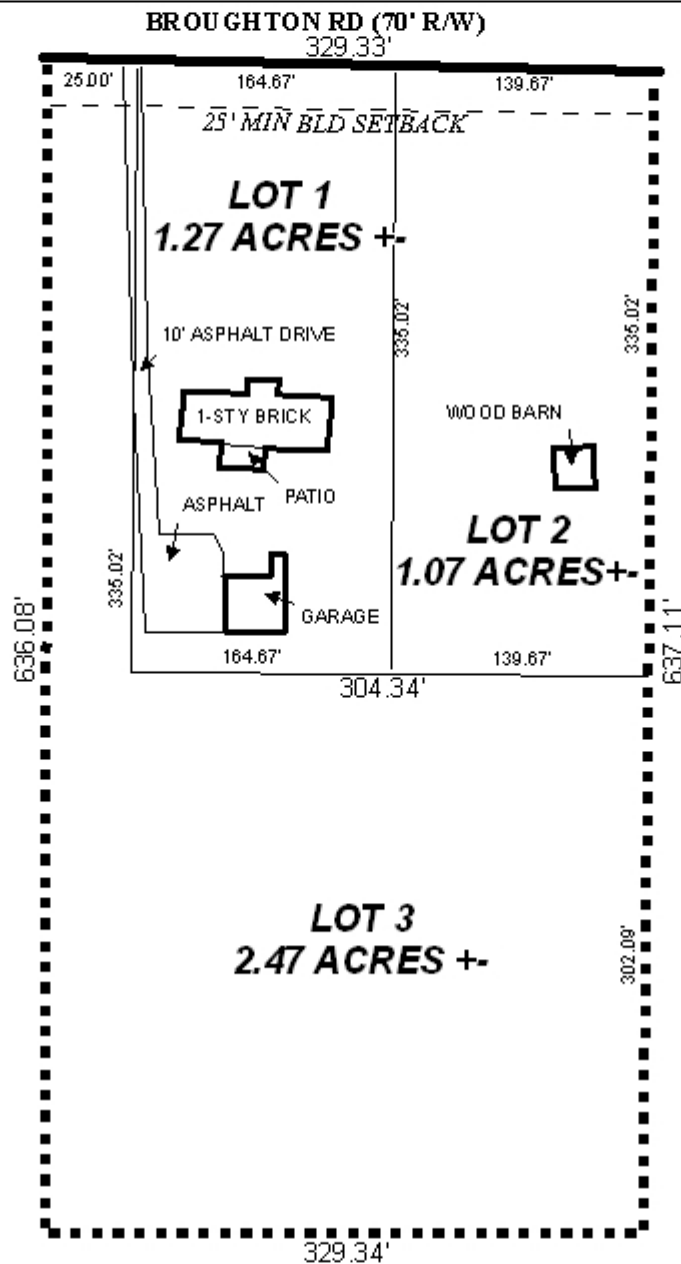
APPLICANT Dunnam Estates Subdivision

REQUEST Subdivision



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# DETAIL SITE PLAN

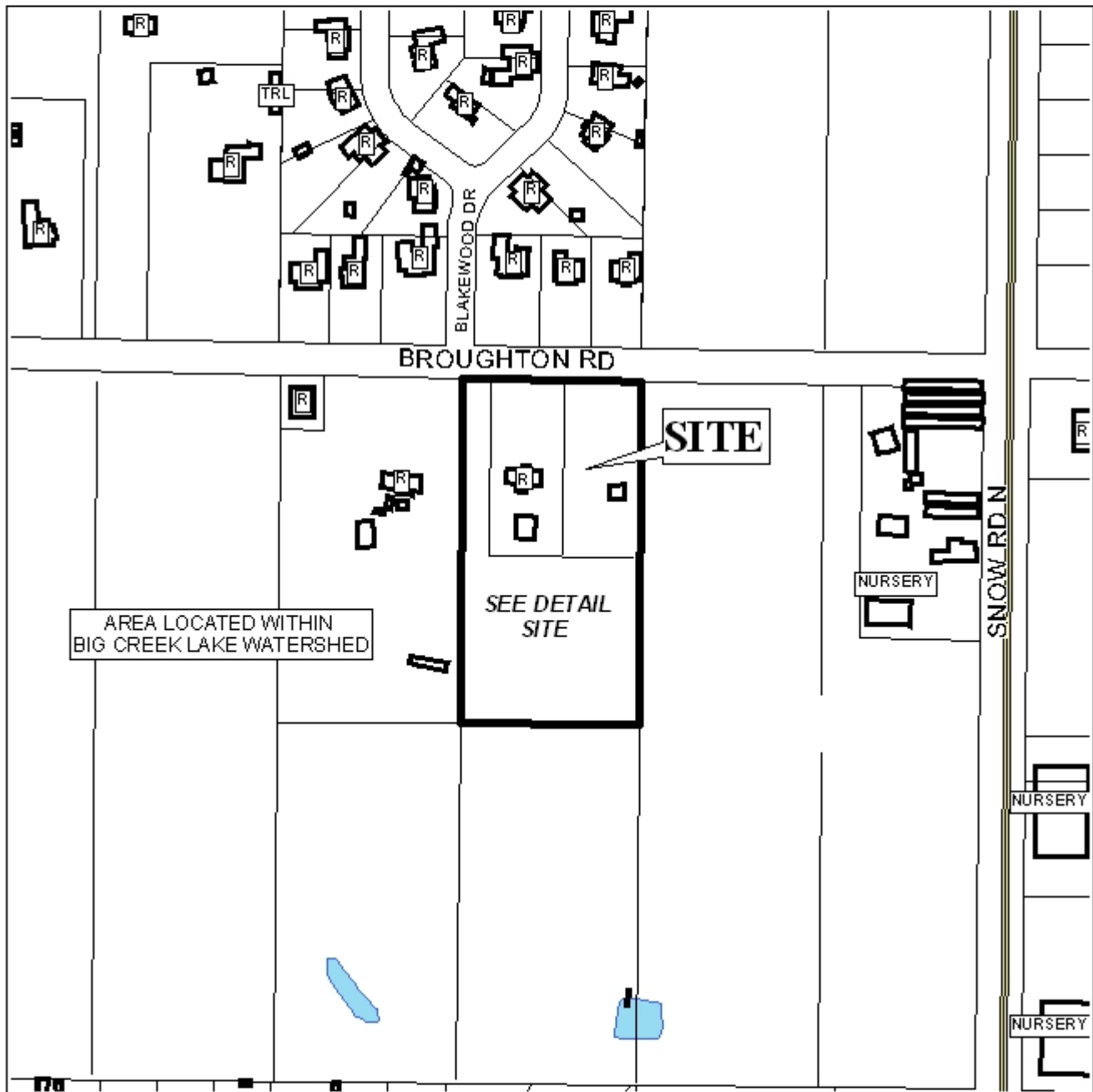


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 REQUEST Subdivision

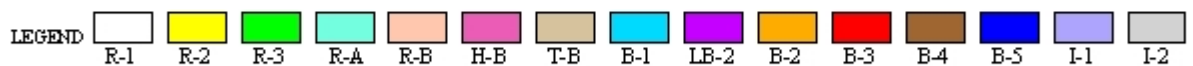


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