

WYNNFIELD SUBDIVISION, UNIT FIVE

County Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance for the portion of the site located in Mobile County.

City Engineering Comments: The City does not allow the construction of a dam in the right-of-way to provide detention.

Channel routing and storage calculations will be required for the impact of the existing stream of the proposed development.

Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

City Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Traffic Engineering requires traffic calming measures for "straight" sections of roadway over 650 feet in length with location and design to be approved by Traffic Engineering.

City Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64), for that portion of the site located within the City of Mobile.

The plat illustrates the proposed 45 lot, 26.5 ± acre subdivision which is located at the West terminus of Wynngate Way, extending North and West to the South terminus of Widgeon Drive, and partially located in Council District 6. The subdivision is served by both public water and sanitary sewer.

The site was approved for a 114 lot, 69.2 ± acre subdivision at the April 7, 2005 meeting of the Planning Commission, and has received a one year extension since the original approval. Subsequent surveys of the site have identified extensive wetlands on the site, thus the current application is to resubdivide a portion of six parcels into 45 lots, and leave the remainder for future development.

The subdivision site is divided between the jurisdictions of the City of Mobile and Mobile County. Road development on the site should be to City standards, per conditions established in the December 1995 Letter of Decision for the original Wynnfield Subdivision.

While no commercial uses appear to be proposed for the site, a note should be placed on the final plat stating that any lots wholly or partially in the Mobile County portion of the development,

which are developed commercially and adjoin residentially developed property, must provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

Wetlands exist on the site. The presence of wetlands indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance.

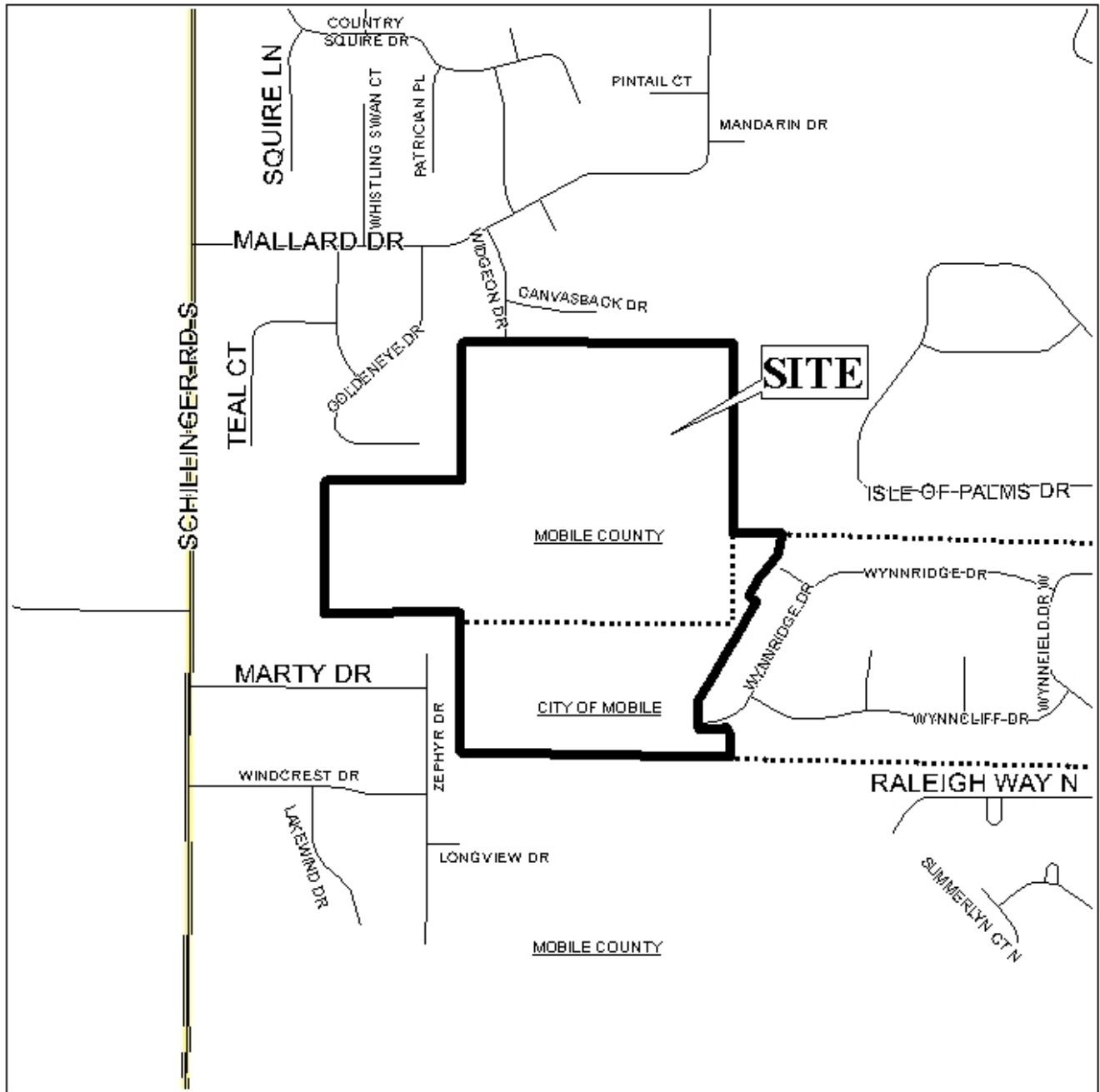
A parcel outside of the proposed subdivision and adjacent to proposed lots 22, 23 and 35, is land locked, however access to this parcel is proposed via a street stub. It should be noted that a condition of the previous approval for this site was access to this land-locked parcel.

A majority of the development site is located in the County, however, compliance with the City of Mobile stormwater and flood control ordinances will be required.

The 25-foot minimum building setback line from the right-of-way edge is not shown (though it is noted on the plat) but would be required on the final plat, if approved.

Based upon the proceeding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) provision of a street stub to the land-locked parcel (R023303071000023.), to the East of proposed lots 22, 23 and 35, as depicted on the preliminary plat; 2) all roads be constructed to City of Mobile standards; 3) revision of the plat to label each lot in square feet, or provision of a table on the plat depicting the same information; 4) depiction on the final plat of the 25-foot minimum building setback line; 5) placement of a note on the final plat stating that maintenance of all common areas and detention areas shall be the responsibility of the property owners; 6) compliance with City Engineering comments (*The City does not allow the construction of a dam in the right-of-way to provide detention. Channel routing and storage calculations will be required for the impact of the existing stream of the proposed development. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.*); 7) compliance with City Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Traffic Engineering requires traffic calming measures for "straight" sections of roadway over 650 feet in length with location and design to be approved by Traffic Engineering.*); 8) 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 9) compliance with all applicable federal, state and local regulations regarding the potential wetlands issues.

LOCATOR MAP

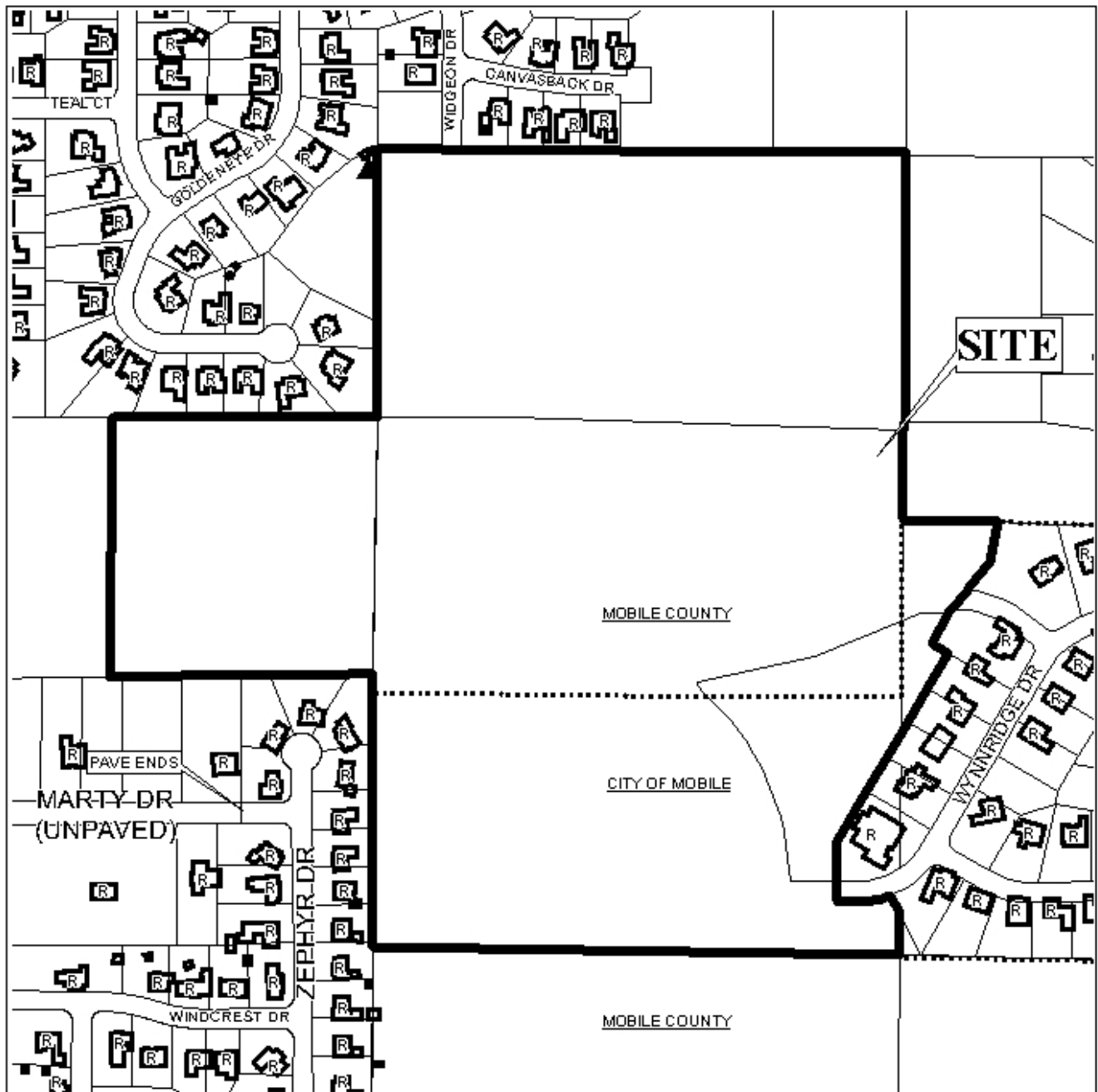


APPLICATION NUMBER 9 DATE November 2, 2006
APPLICANT Wynnfield Subdivision, Unit Five
REQUEST Subdivision



NTS

WYNNFIELD SUBDIVISION, UNIT FIVE



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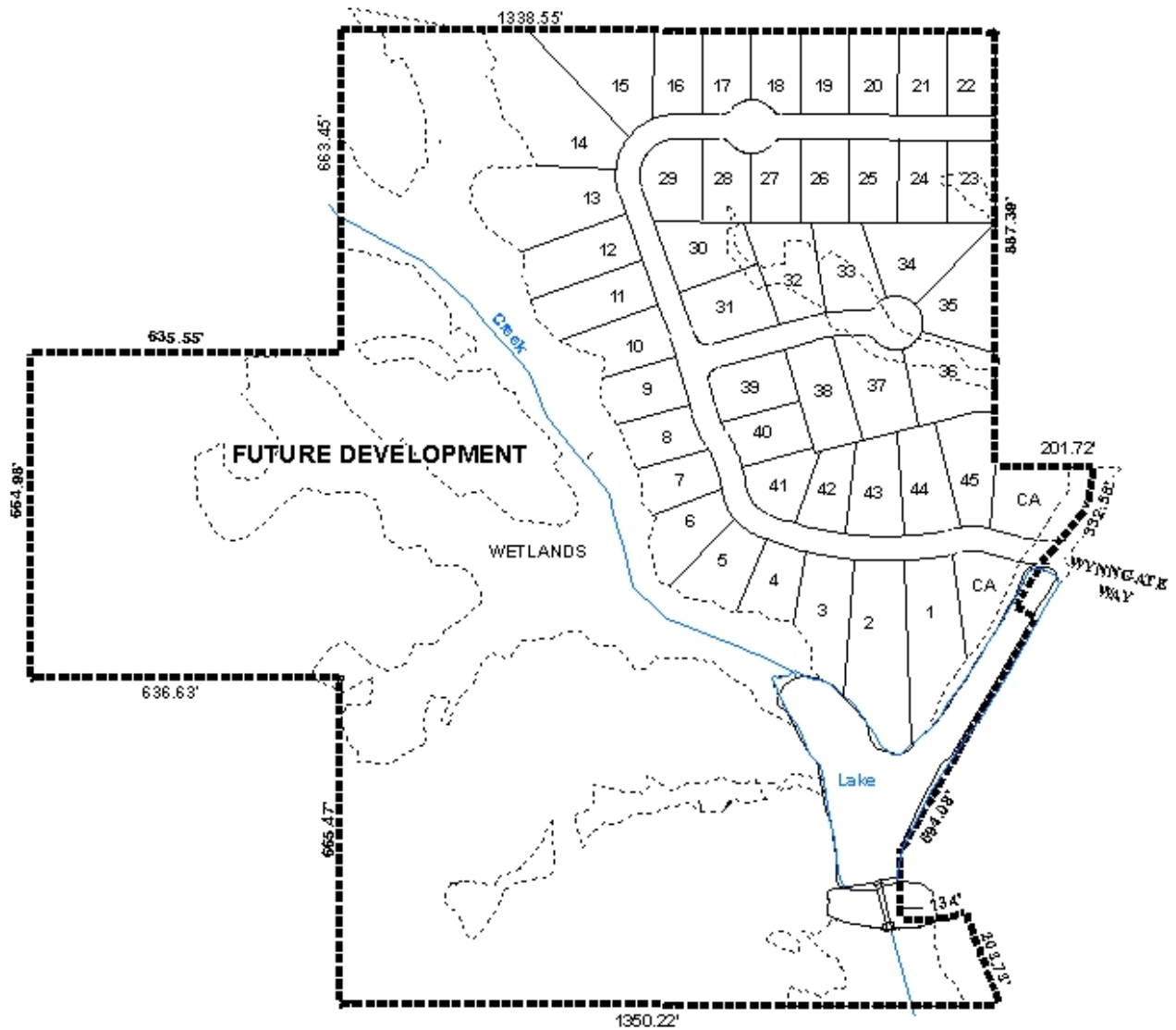
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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DETAIL SITE PLAN



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