

## **FAITH ACADEMY ATHLETIC COMPLEX**

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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 39± acre, 2 lot subdivision, which is located on the South side of Zeigler Boulevard, ¼ mile± West of Schillinger Road – within the planning jurisdiction. The applicant states that the site is served by public water and sewer.

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

The site fronts Zeigler Boulevard, which is a minor street at this location with 100' of right-of-way. No dedication is required.

As proposed, Lots 1 and 2 have approximately 931 and 419' of frontage, respectively, along Zeigler Boulevard. As a means of access management, a note should be placed on the final plat stating that each lot is limited to three curb cuts to Zeigler Boulevard, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards.

There is no depiction of the minimum building setback line, which should be addressed prior to signing the final plat.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label each lot with its size in acreage and square feet, or provide a table on the plat with the same information.

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.

There appears to be a discrepancy at the beginning of the legal description of the site, which should be addressed prior to signing the final plat.

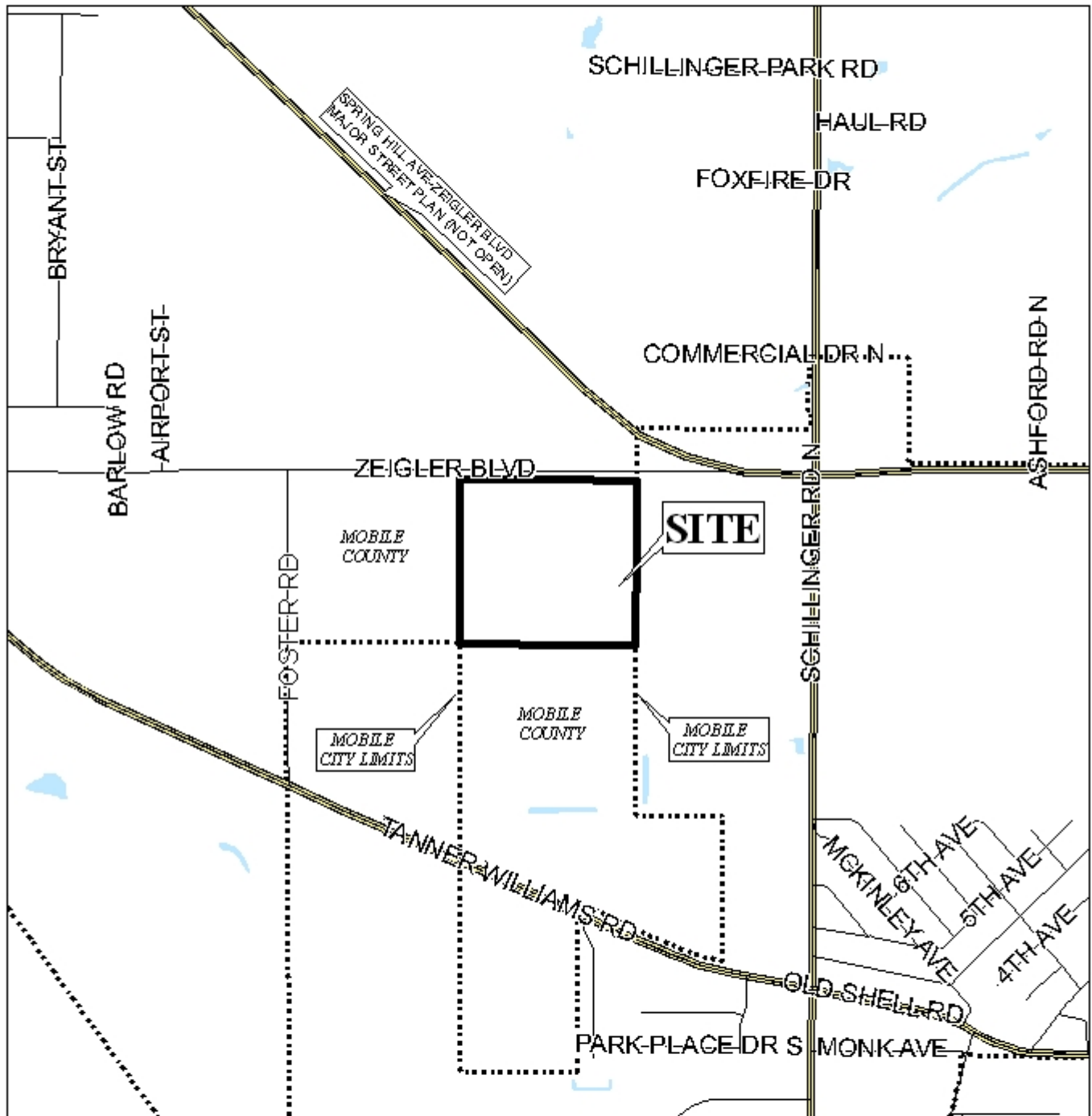
The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the legal description prior to signing the final plat;
- 2) placement of a note on the final plat stating that each lot is limited to three curb cuts to Zeigler Boulevard, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 3) revision the preliminary plat to label each lot with its size in acreage and square feet, or provision a table on the plat with the same information;
- 4) 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;
- 5) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 6) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

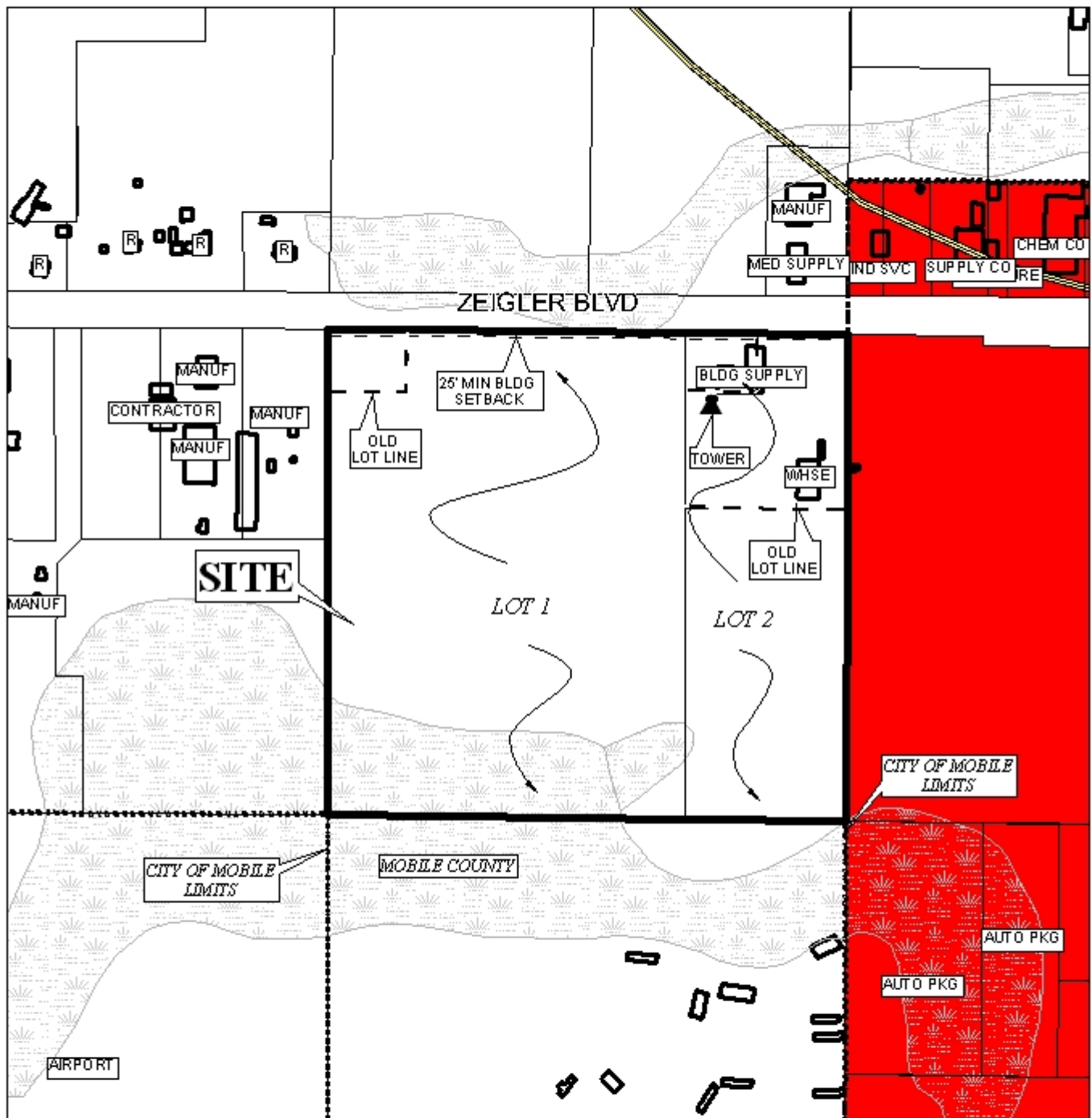
# LOCATOR MAP



APPLICATION NUMBER 15 DATE July 10, 2008  
APPLICANT Faith Academy Athletic Complex Subdivision  
REQUEST Subdivision



# FAITH ACADEMY ATHLETIC COMPLEX SUBDIVISION



APPLICATION NUMBER 15 DATE July 10, 2008

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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