

CHURCHILL DOWNS SUBDIVISION, 2ND UNIT,
RESUBDIVISION OF LOTS 105 - 107

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

Mobile Area Water & Sewer System Comments: MAWSS has **NO** water or sewer services available.

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.

The plat illustrates the proposed two-lot, 1.0± acre subdivision which is located on the North side of Wulff Road South, 340'± East of Winston Drive West. The subdivision, which is located outside the Mobile City Limits, has public water and individual sanitary facilities.

The purpose of this application is to resubdivide three legal lots of record into two legal lots of record.

The site fronts Wulff Road which has a current right-of-way width of 80'. Wulff Road is a planned major street, requiring a 100' right-of-way. Therefore, the dedication of sufficient right-of-way to provide 50' from the centerline should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that each lot is limited to one curb cut to Wulff Road, with the size, design and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

The 25' minimum building setback line is indicated on the plat. This should also be shown on the final plat, but adjusted to be measured from any required right-of-way dedication. The plat did not indicate the lot sizes; therefore, the plat should be revised to label each lot with its size in square feet, or a table depicting the same information should be provided.

A note should be required 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.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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

- 1) dedication of sufficient right-of-way to provide 50' from the centerline of Wulff Road;
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut to Wulff Road, with the size, design and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) depiction of the 25' minimum building setback line on the final plat, as measured from any required right-of-way dedication;
- 4) revision of the plat to label each lot with its size in square feet, or the provision of a table furnishing the same information;
- 5) 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
- 6) placement of a note on the plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

LOCATOR MAP



APPLICATION NUMBER 19 DATE December 6, 2007

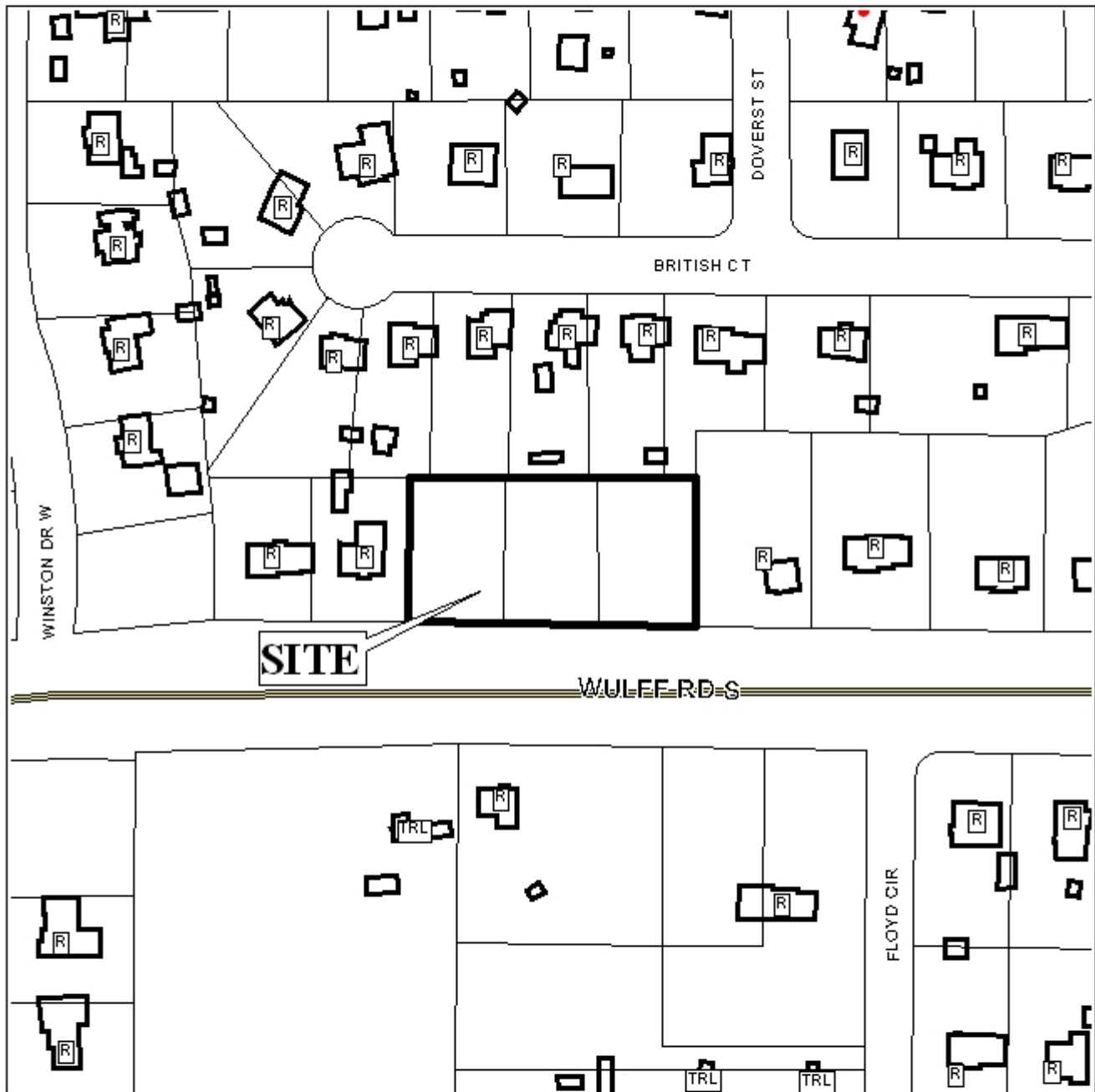
APPLICANT Churchill Downs Subdivision, 2nd Unit, Resubdivision of Lots 105-107

REQUEST Subdivision



NTS

CHURCHILL DOWNS SUBDIVISION, 2ND UNIT, RESUBDIVISION OF LOTS 105-107



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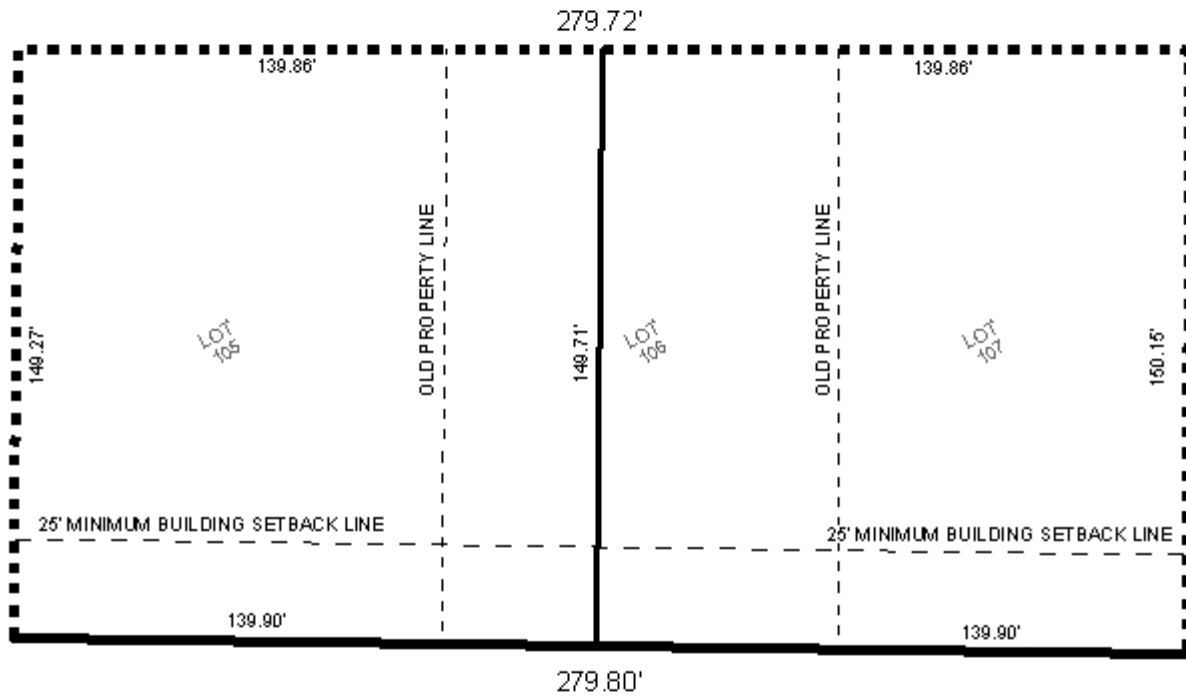
LEGEND

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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DETAIL SITE PLAN



WULFF RD (80' R/W)

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