

## **WILDLIFE PRESERVATION LLC 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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 9.73± acre, 2 lot subdivision, which is located North side of McCleod Road, 640' ± East of Oyler Road – within the planning jurisdiction. The site is served by city water and individual septic tanks.

The purpose of this application is to subdivide a legal lot record into two lots.

The site fronts McCleod Road with 60' of right-of-way. The Subdivision Regulations only require 60' of right-of-way for minor streets without curb and gutter; therefore, no dedication is required.

As Lot 1 has approximately 171' of frontage along McCleod Road, it should be limited to one curb cut. Lot 2 has approximately 660' of frontage along McCleod Road and should be limited to three curb cuts, with the size, location, and design to be approved by County Engineering and conform to ASSHTO standards.

The plat meets the minimum size requirement for developments with access to public water and septic tanks. However, it is requested that the applicant revise the preliminary plat to label the lots with their sizes in square feet, or provide a table on the plat with the same information.

It appears that several green houses exist on the interior lot line of the proposed subdivision. However, as the site is located in the county, setbacks required by the Zoning Ordinance will not apply.

Furthermore, the plat does not depict the minimum building setback line. It should be illustrated prior to signing the final plat.

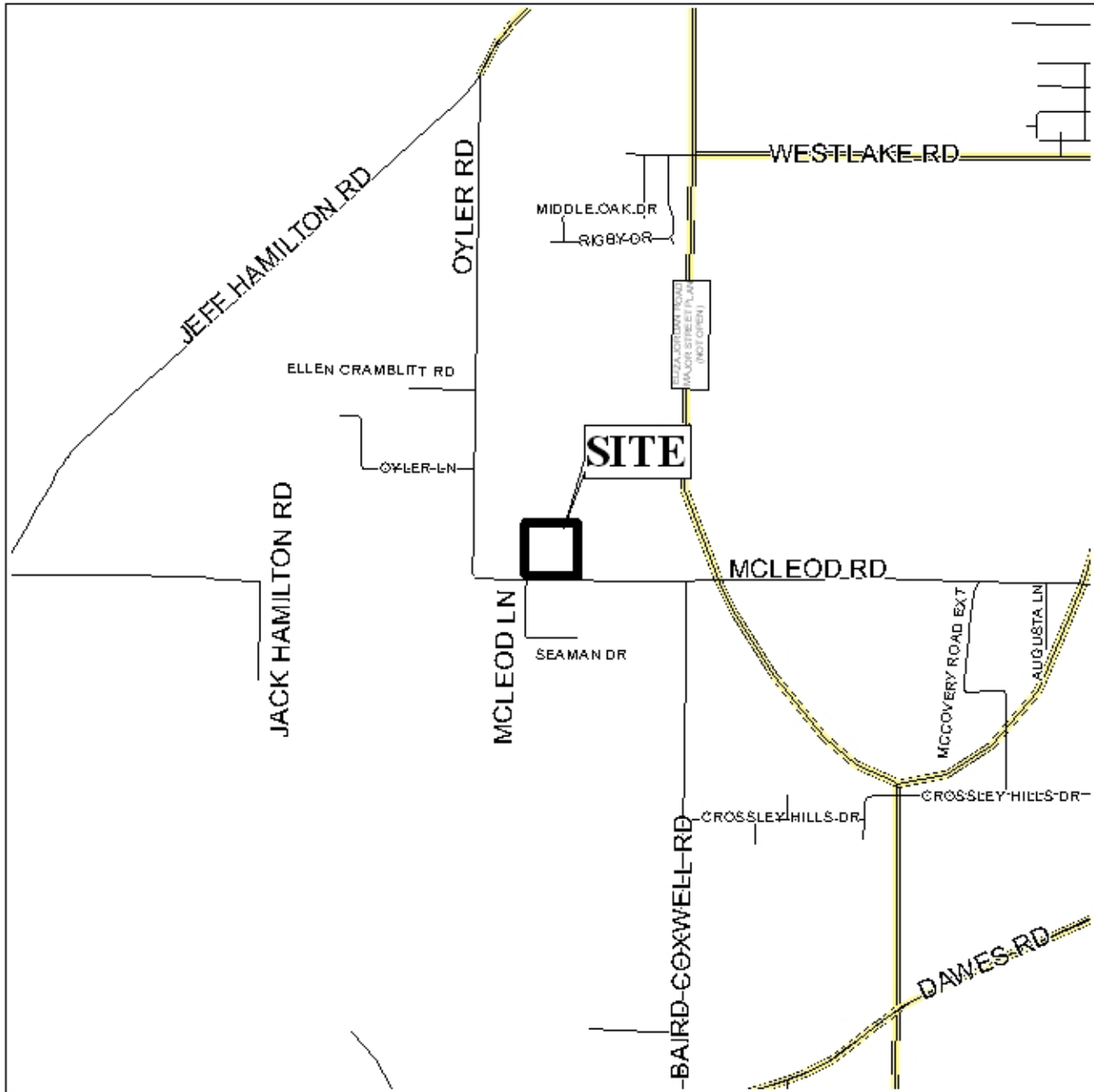
The site is located in the county; therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

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) placement of a note stating that Lot 1 is limited to one curb to McCleod Road and Lot 2 is limited to three curb cuts to McCleod Road, with the size, location, and design to be approved by County Engineering and conform to ASSHTO standards;
- 2) labeling of the lots with their sizes in square feet, or provide a table on the plat with the same information;
- 3) depiction of the minimum 25' building setback line;
- 4) 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
- 5) 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 26 DATE January 3, 2008

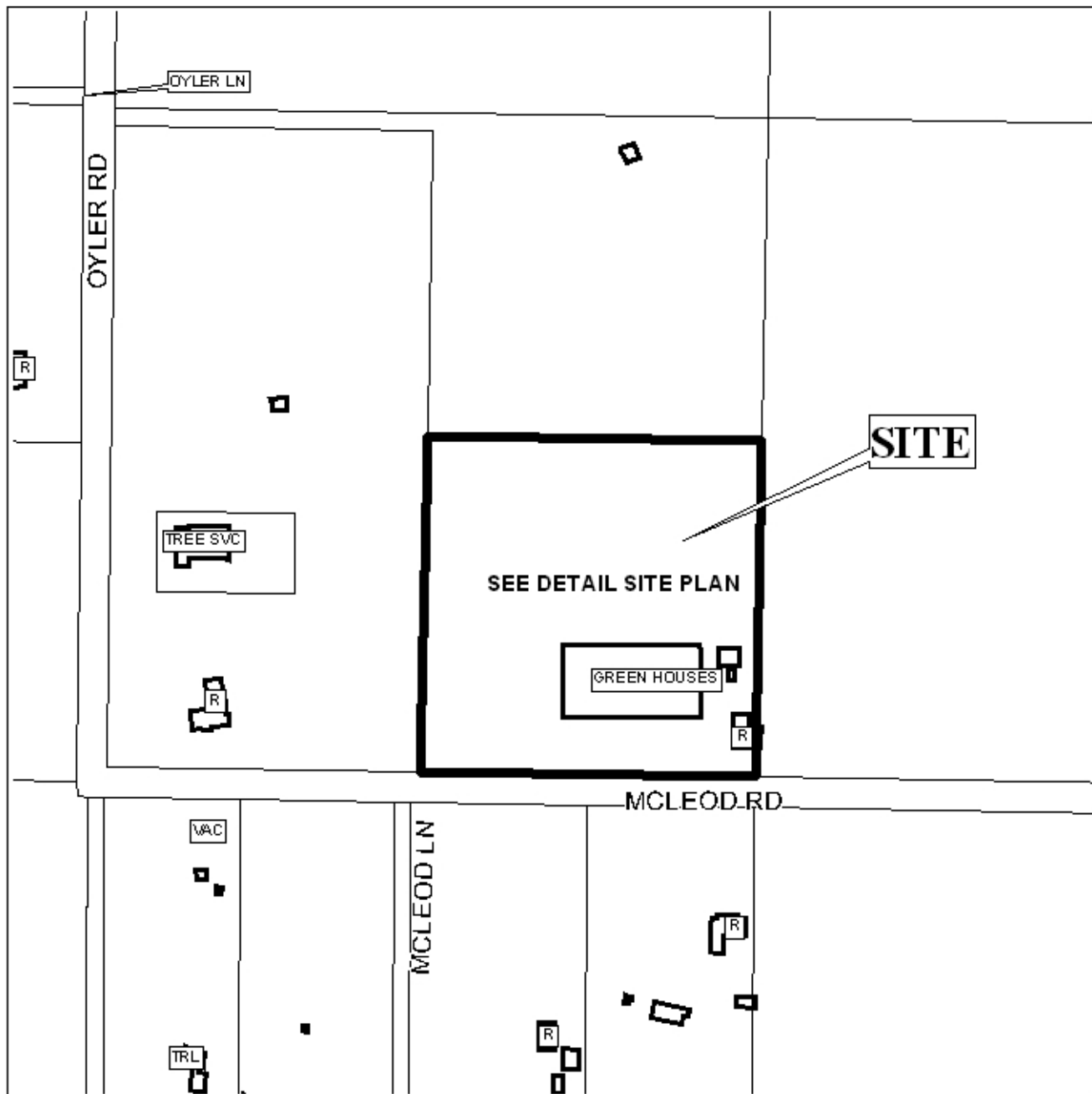
APPLICANT Wildlife Preservation LLC Subdivision

REQUEST Subdivision



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# WILDLIFE PRESERVATION LLC SUBDIVISION



APPLICATION NUMBER 26 DATE January 3, 2008

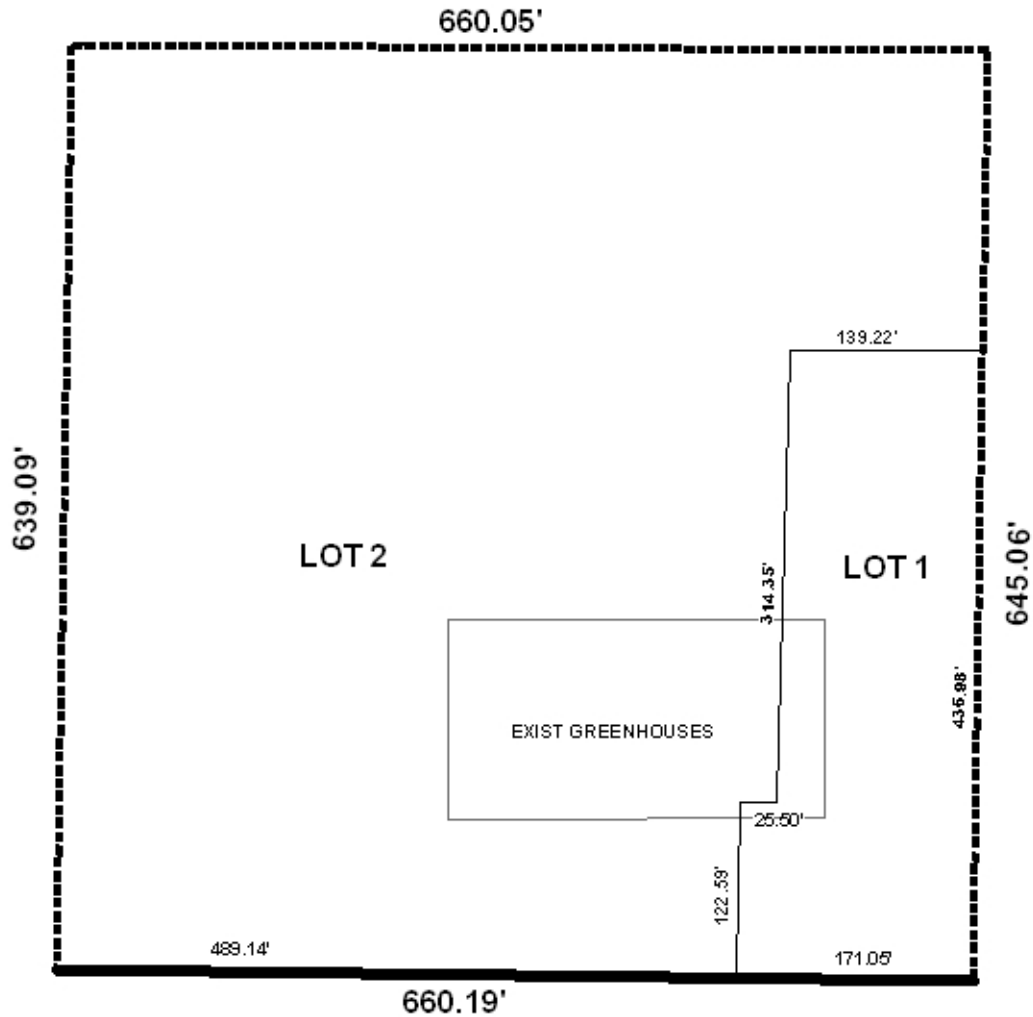
LEGEND

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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## DETAIL SITE PLAN



APPLICATION NUMBER 26 DATE January 3, 2008  
APPLICANT Wildlife Preservation Center LLC Subdivision  
REQUEST Subdivision



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