

THE PINES OF TODD ACRES SUBDIVISION

Engineering Comments: It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

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).

Fire Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed 12.0 \pm acre, 10-lot subdivision which is located on the West side of Todd Acres Drive, 165' \pm North of Sulin Court, extending to the South terminus of Trinity Road. The applicant states that the subdivision is served by public water and sewer facilities. The site is located in Council District 4.

The purpose of this subdivision is to create a 10-lot residential subdivision from two metes and bounds parcels. Nine of the proposed lots will be from 0.19 to 0.21 \pm acres in size, while the tenth lot will be 10.14 \pm acres, and reserved for "future development." The site is currently vacant and undeveloped.

The site was the subject of a 45-lot residential subdivision that was approved by the Planning Commission at its October 6, 2005 meeting, and which received a one-year extension in October 2006. This previous application proposed development of the entire site, and included the construction of roads.

The site fronts onto Todd Acres Drive, a minor street with a 50-foot wide right-of-way. Todd Acres Drive lacks curb and gutter, thus the right-of-way should be a minimum of 60-feet in width. The plat should be revised to dedicate right-of-way sufficient to provide 30-feet, as measured from the centerline of Todd Acres Drive. Furthermore, the 25-foot minimum building setback line should be labeled and revised to reflect the dedication requirements. The site also has frontage on the street-stub for Trinity Road, a minor street lacking curb and gutter. The minimum building setback line should also be depicted from Trinity Road. Proposed Lots 1-9 front Todd Acres Drive with from 60 to 71 feet of frontage; each lot should be limited to one

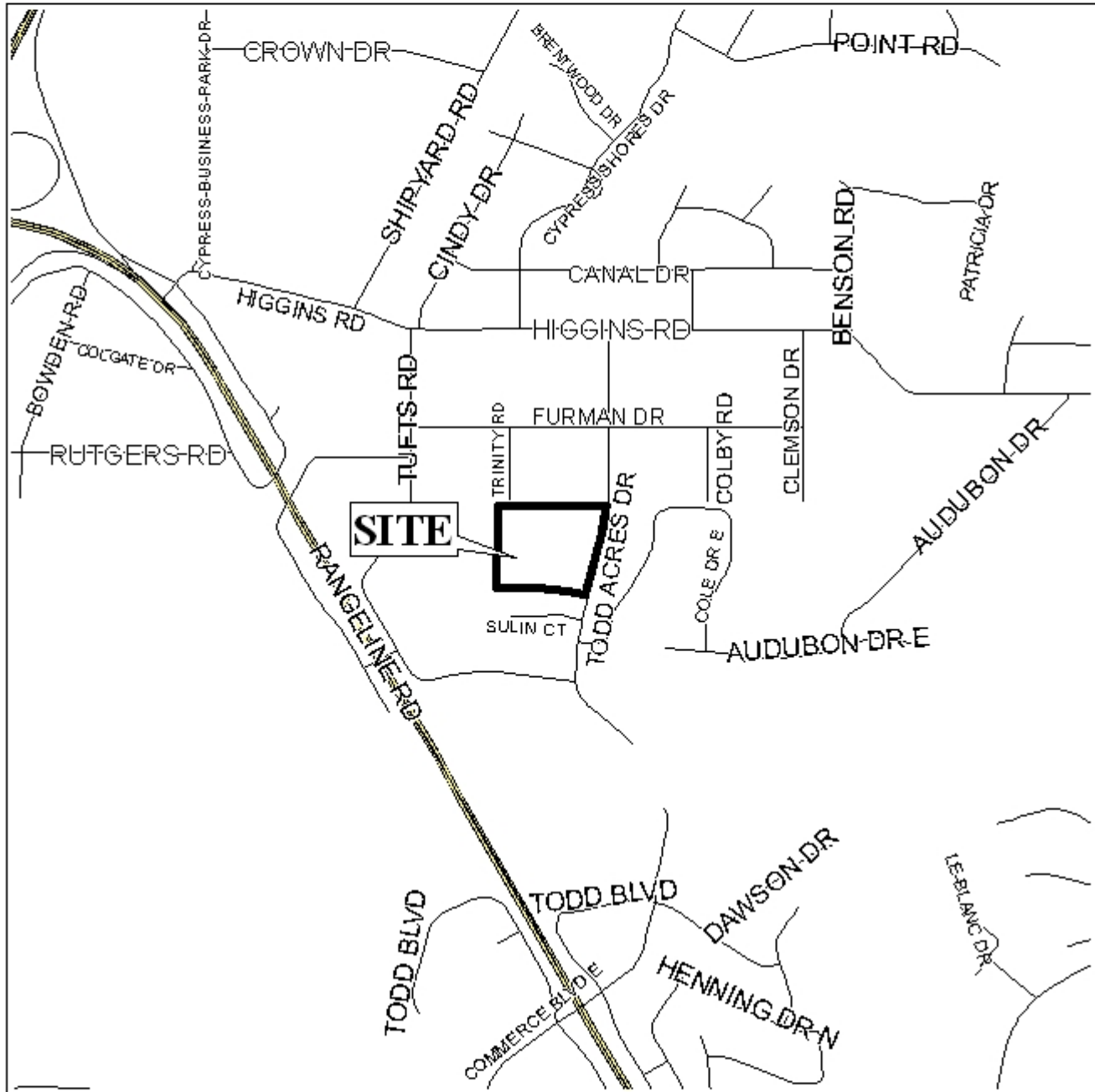
curb-cut each. Proposed Lot "A", reserved for future development, has two arms which front onto Todd Acres Drive, with the smallest arm approximately 60-feet wide, and the largest approximately 90 feet wide. Lot "A" should be limited to two curb-cuts onto Todd Acres Drive, and one curb-cut onto Trinity Road. The size, design and location of all curb-cuts are to be approved by Traffic Engineering and conform to AASHTO standards.

Wetlands and floodplains are depicted on the preliminary plat, thus the site may be considered environmentally sensitive. Some of the lots appear to be fully encompassed by wetlands, thus the applicant should verify that each lot has 7,200 square feet of buildable area, exclusive of wetlands, or provide evidence of wetlands mitigation approval from the U. S. Army Corps of Engineers prior to the recording of the final plat, if approved. The developer should obtain any necessary federal, state and local approvals prior to the issuance of any permits.

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

- 1) dedication of right-of-way sufficient to provide 30-feet, as measured from the centerline of Todd Acres Drive;
- 2) placement of a note on the final plat stating that Lots 1-9 are limited to one curb-cut each onto Todd Acres Drive, and that Lot "A" is limited to two curb-cuts onto Todd Acres Drive and one curb-cut onto Trinity Road, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) revision and labeling of the 25-foot minimum setback line, to reflect the dedication requirements along Todd Acres Drive;
- 4) depiction of the 25-foot minimum setback line from Trinity Road;
- 5) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information;
- 6) provision of evidence that all lots have a minimum of 7,200 square feet of buildable area, or that approval for wetlands mitigation has been obtained, prior to the signing of the final plat; and
- 7) approval of federal, state and local agencies, as necessary due to wetlands and floodplains, prior to the issuance of any permits;

LOCATOR MAP



APPLICATION NUMBER 25 DATE August 16, 2007

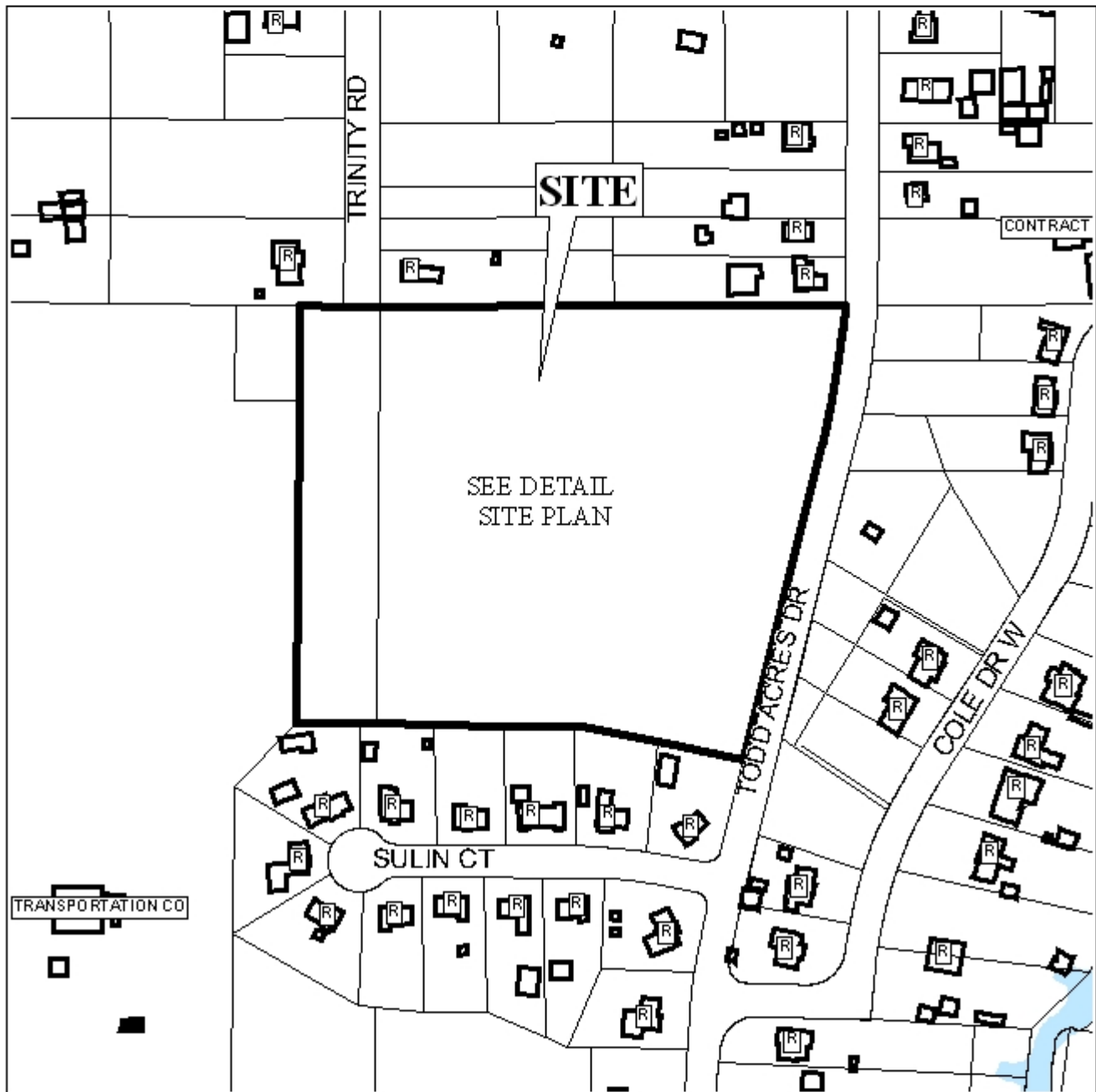
APPLICANT The Pines of Todd Acres Subdivision

REQUEST Subdivision



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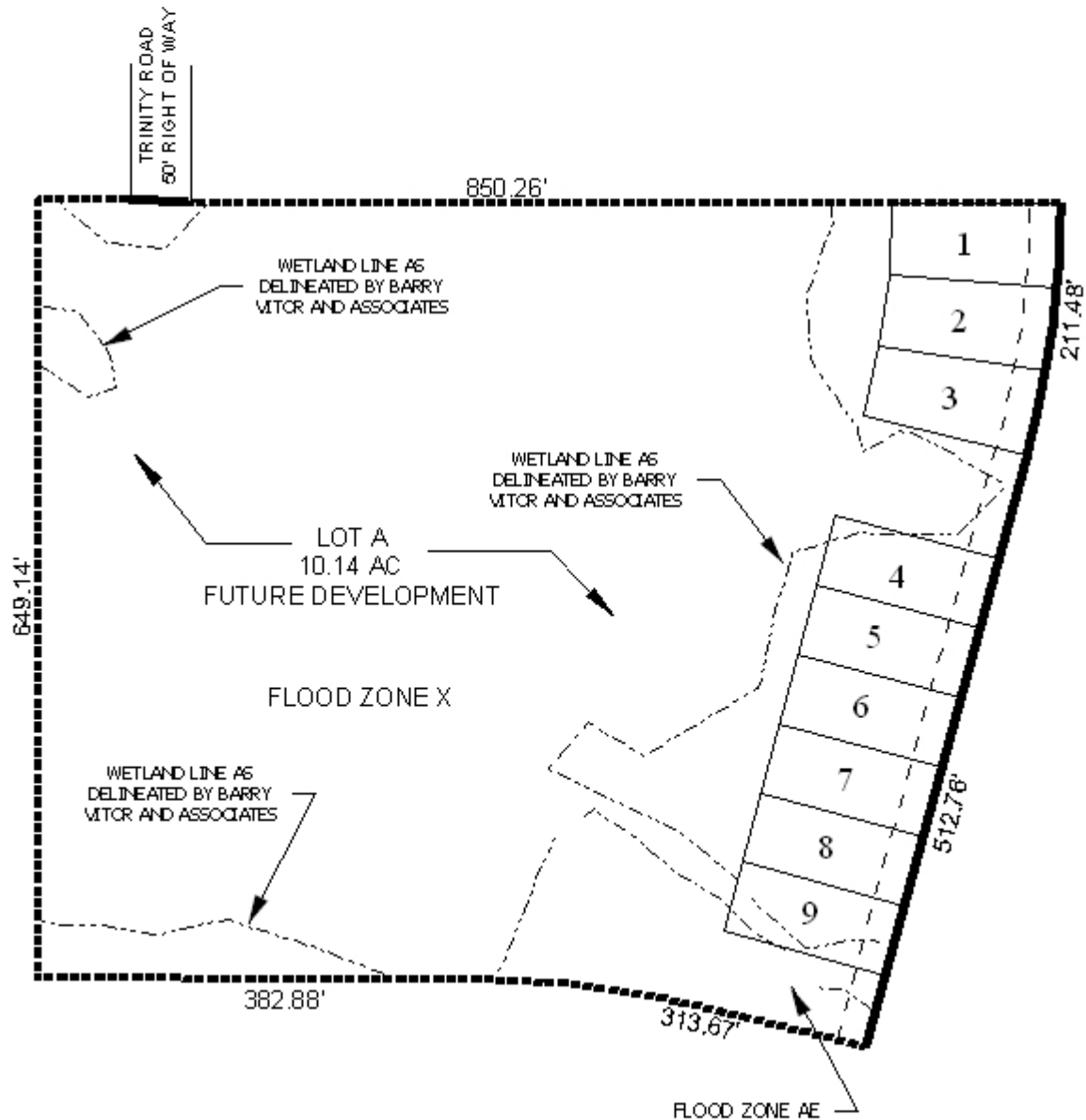
LEGEND

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



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