

## **STRATFORD PLACE SUBDIVISION**

Engineering Comments: Add note to plat stating that no work in the wetlands is allowed without a permit from the Corps of Engineers. Show minimum finished floor elevation on each lot in the AE flood plain. Show location of storm water detention on plat. No detention can be performed in the AE flood plain. No fill is allowed in the AE flood plain without compensation. Any impact on the floodway must comply with FEMA regulations and City of Mobile Engineering Department standards. 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, sizes, 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: No comments.

The plat illustrates the proposed 14.1± acre, 19-lot subdivision which is located on the North side of Grelot Road, 210'+ West of Chimney Top Drive West, and is located within Council District 6. The applicant states that the subdivision is served by both public water and sewer.

The purpose of this application is to create 19 legal lots of record from one legal lot of record.

The site fronts Grelot Road, a major street as illustrated on the Major Street Component of the Comprehensive Plan, requiring 100-feet of right-of-way. Grelot Road is illustrated on the preliminary plat as providing right-of-way of 100 feet as required by the Major Street Plan. The plat also illustrates the creation of a new street from an existing street stub from Chimney Top Drive West.

Access management to Grelot Road is not concern due to the site's R-1 zoning, which limits access to one curb cut, with the size, design and location of the curb cut must be approved by Traffic Engineering, and in conformance with AASHTO standards.

The new road from Chimney Top Drive West to the site is to be dedicated and constructed to meet City Engineering Standards. Additionally, since Lots 1 and 18 are corner lots, a note should be placed on the Final Plat stating that Lots 1 and 18 are limited to one curb-cut each with the size, design and located to be determined by Traffic Engineering.

It appears that each lot meets the minimum size requirements for developments with access to public water and sewer. Due to the size of the proposed development, it is requested that the applicant revise the preliminary plat to provide the size of each lot in square feet on the plat, either as a table or as a label for each individual lot.

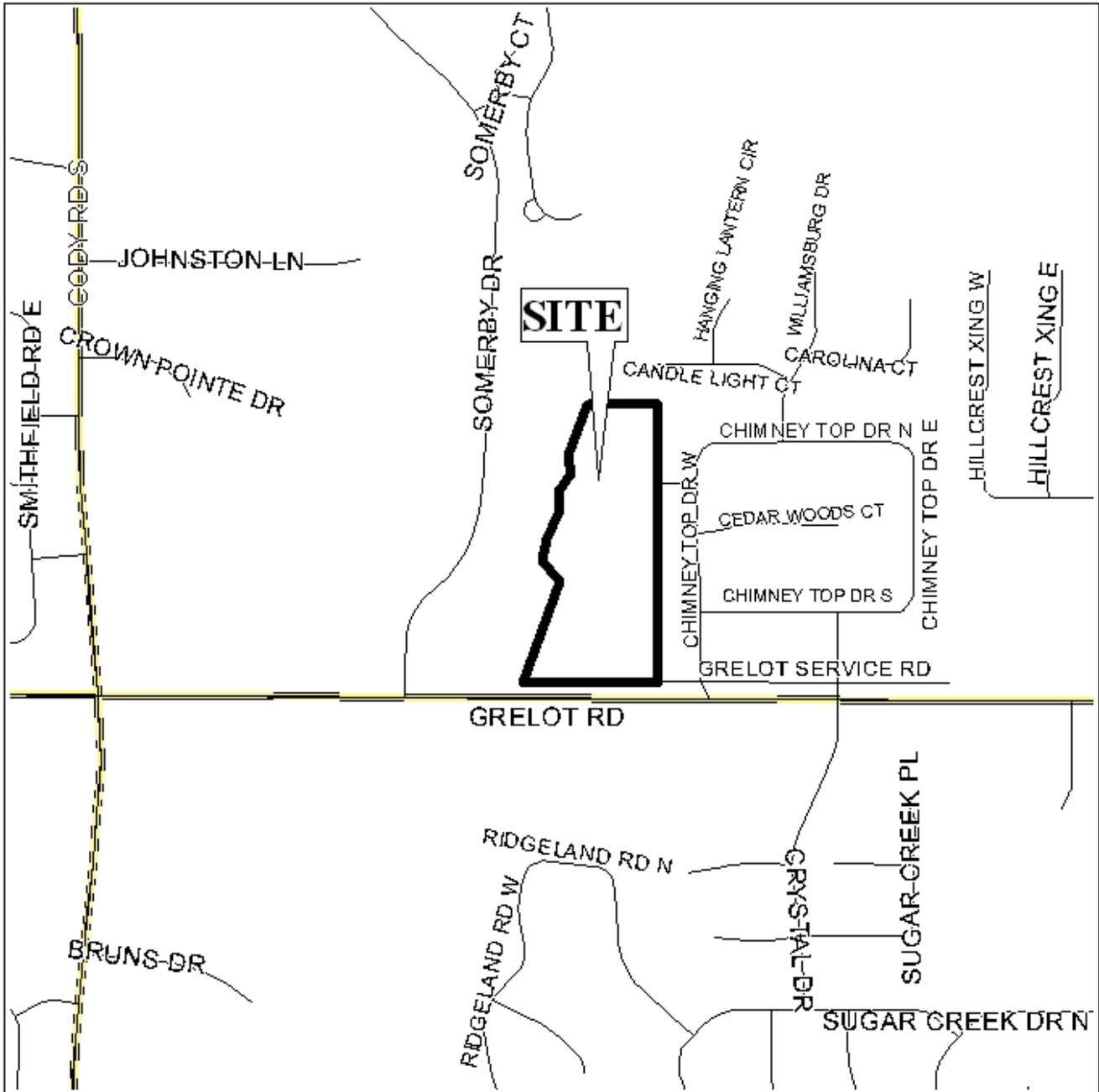
The site is bounded to the West by wetlands illustrated as a floodway on the preliminary plat. The presence of wetlands indicate that the area may be environmentally sensitive; therefore, the

approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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

- 1) the placement of a note on the Final Plat limiting Lot 19 to one curb cut to Grelot Road, with the size, location and design to be approved by Traffic Engineering;
- 2) dedication and construction of the new road from Chimney Top Drive West to the development to meet City Engineering Standards;
- 3) placement of a note on the Final Plat stating that Lot 1 and 18, corner lots be limited to one curb cut each, with the size, location and design to be approved by County Engineering;
- 4) labeling of all lots with size in square feet, or provision of a table with the lot size information on the plat;
- 5) compliance with Engineering Comments (Add note to plat stating that no work in the wetlands is allowed without a permit from the Corps of Engineers. Show minimum finished floor elevation on each lot in the AE flood plain. Show location of storm water detention on plat. No detention can be performed in the AE flood plain. No fill is allowed in the AE flood plain without compensation. Any impact on the floodway must comply with FEMA regulations and City of Mobile Engineering Department standards. 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); and
- 6) the approval of all applicable federal, state and local agencies prior to the issuance of any permits.

# LOCATOR MAP



APPLICATION NUMBER 7 DATE May 3, 2007

APPLICANT Stratford Place Subdivision

REQUEST Subdivision



NTS

# STRATFORD PLACE SUBDIVISION



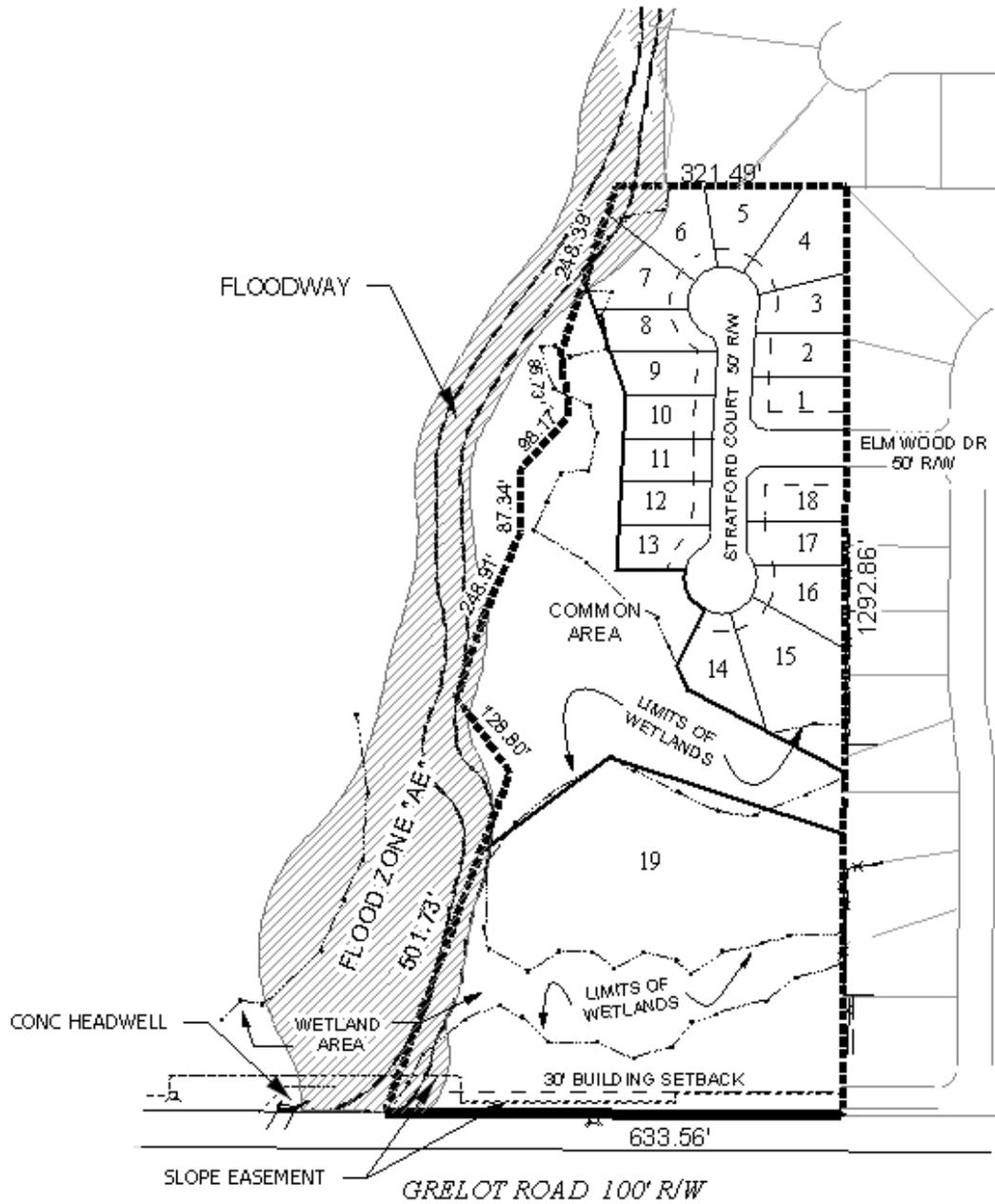
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LEGEND

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



# DETAIL SITE PLAN



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 APPLICANT Stratford Place Subdivision  
 REQUEST Subdivision



NTS