

RUSSELL & PAMELA WOODSON SUBDIVISION

Engineering Comments: Show Minimum Finished Floor Elevation on Plat on each individual lot. There is to be no fill placed within the limits of the flood plain without providing compensation. Must provide detention for any increase in impervious area to the site since 1984 in excess of 4,000 square feet. Show an area reserved for detention on the plat and add a note to the plat that each individual lot will require a land disturbance permit and must provide detention. 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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWWS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed $1.9\pm$ acre, 3-lot subdivision, which is located at the South terminus of Stevens Lane, in Council District 7. The applicant states the site is served by city water and sanitary sewer services.

The purpose of this application is to subdivide an existing metes-and-bounds parcel into three legal lots of record. All lots would meet the minimum size requirements.

The site fronts Stevens Lane, a cul-de-sac minor street with a complaint 60' right-of-way. However, the cul-de-sac is substandard in that it does not meet the 2003 IFC standard 120' diameter; therefore dedication should be required to provide a 60' radius, centered 60' North of the South terminus of Stevens Lane. As a means of access management, a note should be required on the final plat stating that each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. As on the preliminary plat, the final plat should illustrate the 25' minimum building setback line but revised to be set back around the dedicated cul-de-sac radius. The lots are labeled on the plat with sizes in square feet; this should be revised to label each lot with its size in acres and square feet, or a table should be furnished on the final plat providing the same information.

As proposed, Lot 3 would exceed the maximum depth-to-width ration of Section V.D.3. of the Subdivision Regulations; however, this would be a decrease in the existing ratio of the parcel

toward a more compliant one. Furthermore, the presence of a creek, associated floodplains, wetlands, and the termination of Stevens Lane would make it nearly impossible to bring proposed Lot 3 into compliance. Therefore, a waiver of Section V.D.3. would be in order.

The plat indicates the 10' water and sewer easement within the property at its North end, but does not indicate the easement adjacent to the West side of the property. This should also be shown on the final plat.

The site appears to be located in a floodplain and/or floodway for Three Mile Creek and may contain wetlands. The presence of wetlands and floodplains 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. It should also be pointed out that any references to FEMA flood zone information should reflect recently updated maps and data.

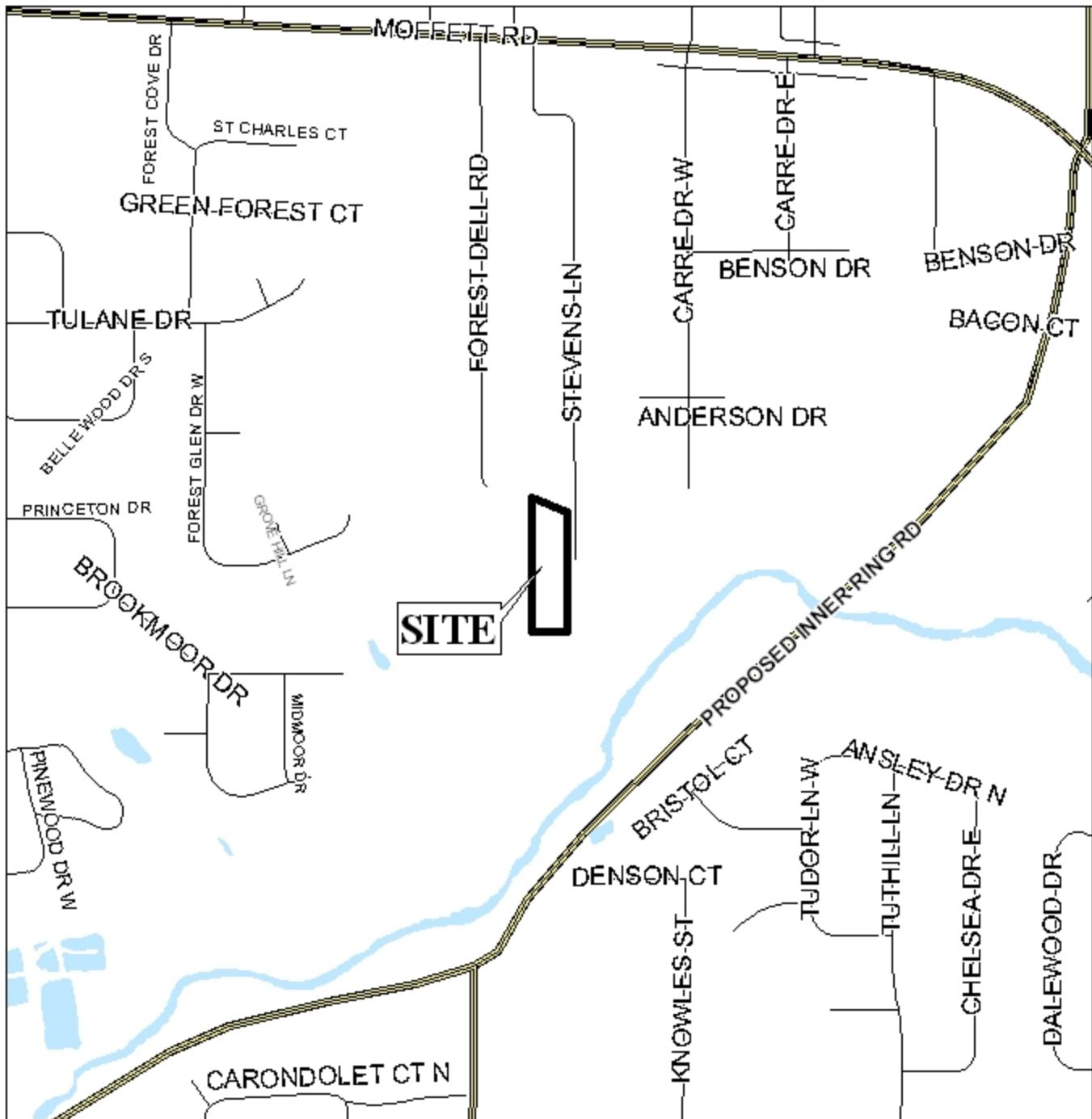
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

With a waiver of Section V.D.3. of the Subdivision Regulations, 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 half of a 60' radius cul-de-sac, centered 60' North of the South terminus of Stevens Lane;
- 2) placement of a note on the final plat stating that each lot is limited to one curb, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) illustration of the 25' minimum building setback line along Stevens Lane, revised to show a setback around any dedicated cul-de-sac radius at the South terminus of Stevens Lane;
- 4) labeling of each lot with its size in both square feet and acres, or the furnishing of a table on the final plat providing the same information;
- 5) illustration of both the easement within the property at its North end, and the easement adjacent to the property along its West side;
- 6) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local environmental agencies for wetlands or floodplains issues is required prior to the issuance of any permits or land disturbance activities; and
- 8) subject to the Engineering Comments (Show Minimum Finished Floor Elevation on Plat on each individual lot. There is to be no fill placed within the limits of the flood plain without providing compensation. Must provide detention for any increase in impervious area to the site since 1984 in excess of 4,000 square feet. Show an area reserved for

detention on the plat and add a note to the plat that each individual lot will require a land disturbance permit and must provide detention. 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.)

LOCATOR MAP



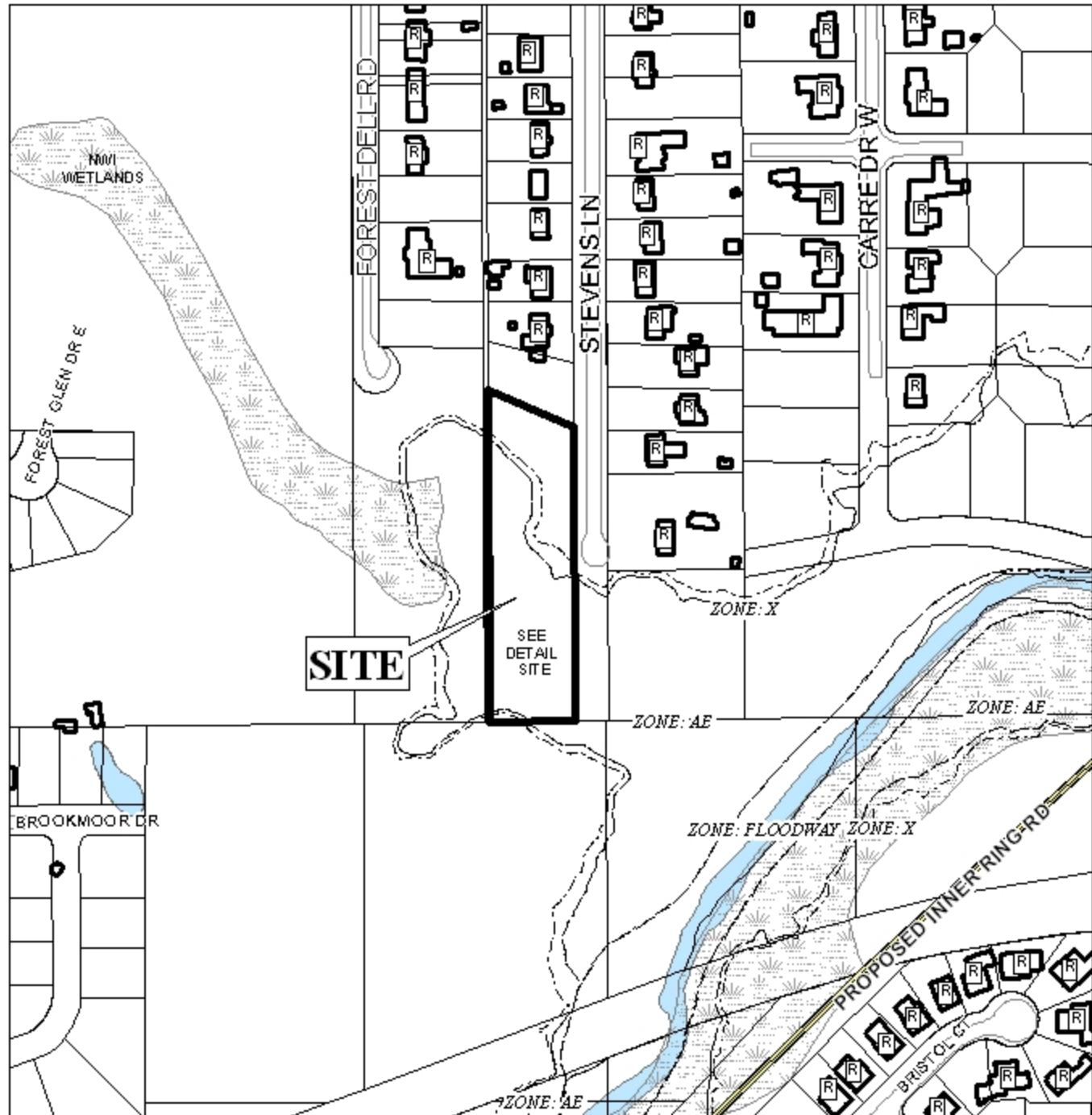
APPLICATION NUMBER 11 DATE May 6, 2010

APPLICANT Russell & Pamela Woodson Subdivision

REQUEST Subdivision

N
NTS

RUSSELL & PAMELA WOODSON SUBDIVISION



APPLICATION NUMBER 11 DATE May 6, 2010

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 NTS



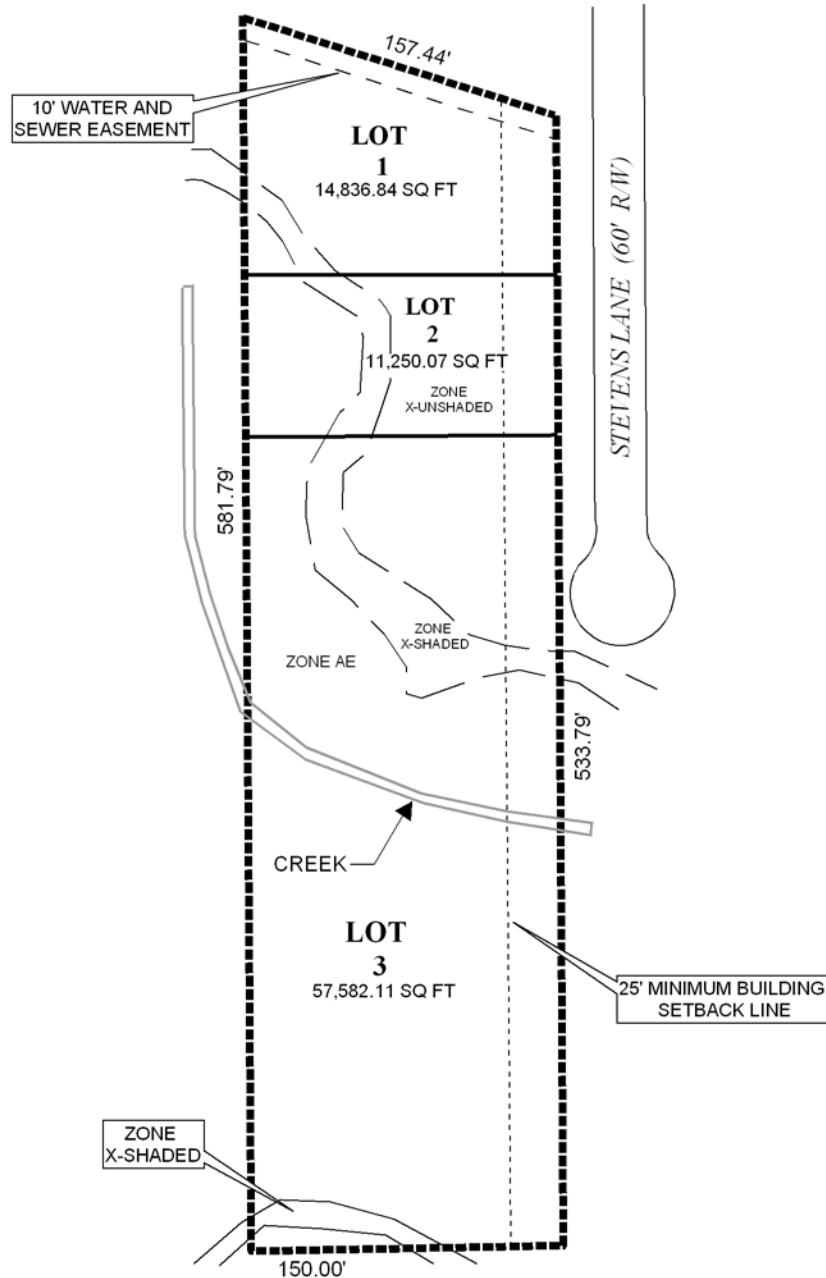
RUSSELL & PAMELA WOODSON SUBDIVISION



APPLICATION NUMBER 11 DATE May 6, 2010

N
NTS

DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE May 6, 2010

APPLICANT Russell & Pamela Woodson Subdivision

REQUEST Subdivision

N
NTS