

AUDUBON COVE SUBDIVISION

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. As required by the Stormwater Ordinance and Flood Plain Management Plan, the developer must provide an approved outfall into a City of Mobile maintained system at any point of discharge where one does not exist. This development contains one or more points of discharge where an acceptable outfall does not exist. Therefore, the developer will be required to provide outfall approved by the City Engineer.

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).

The site was originally approved as an 88 lot subdivision in August 2003. The configuration has changed and the number of lots has been reduced, hence this application.

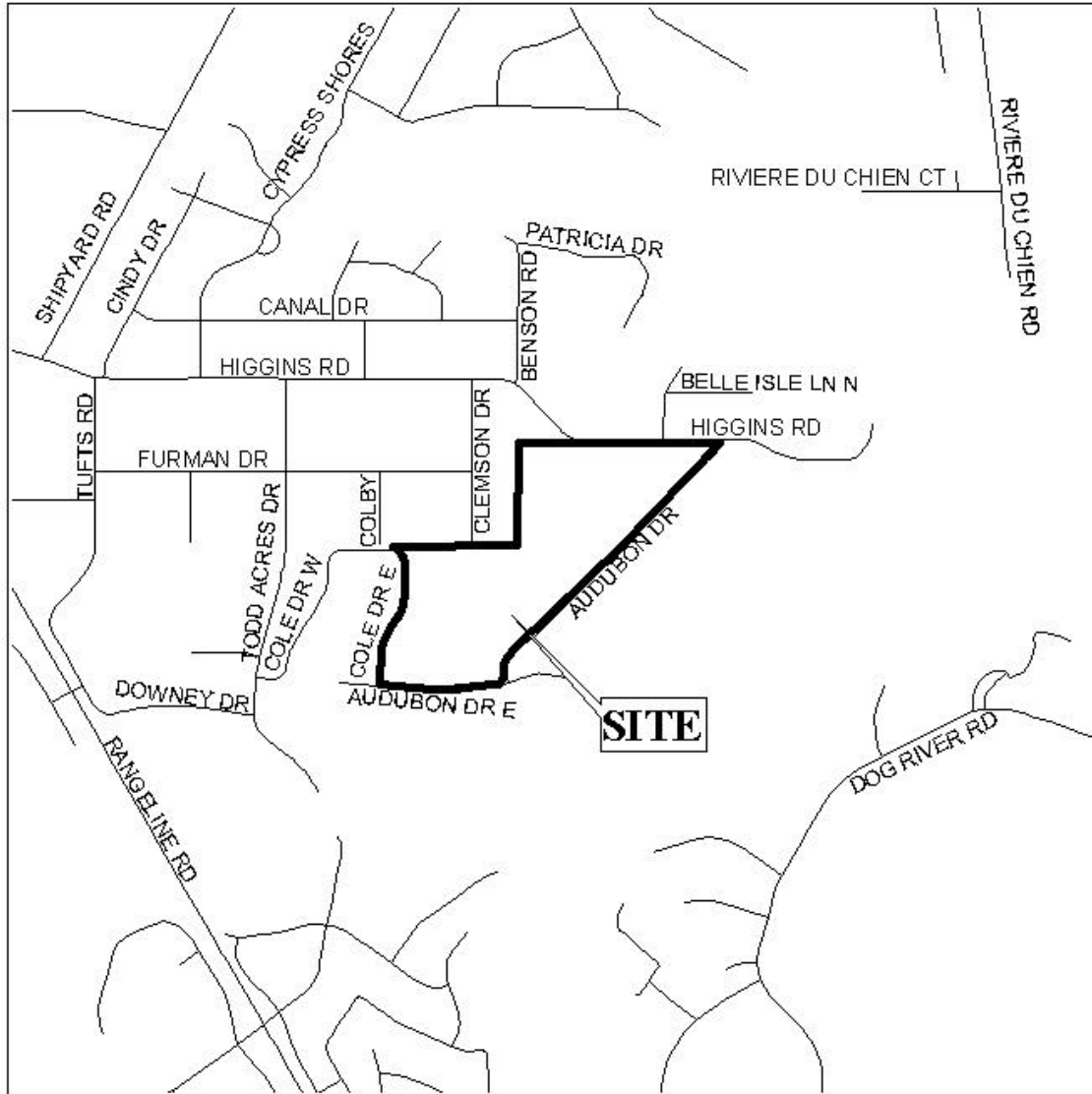
There are wetlands located on the site, thus the area could be considered environmentally sensitive; therefore, the approval of all federal, state and local agencies would be required.

The site also has common areas and the use of these common areas should be shown on the final plat. Additionally, the placement of a note on the final plat stating that the maintenance of the common areas shall be the responsible of the property owners, should be required.

The proposed street is long and although there are intersecting streets, some form of traffic calming at the intersections is necessary, and should be coordinated with and approved by Traffic Engineering and Urban Development prior to the recording of the final plat.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state and local agencies; 2) that the use of the common areas be labeled on the final plat, with a note stating that the maintenance thereof is the responsibility of the property owners; 3) the provision of traffic calming at the intersections on the new street(s); and 4) full compliance with the City Engineering Comments (must comply with all stormwater and flood control ordinances; any work performed in the right of way will require a right of way permit; developer must provide an approved outfall into a City of Mobile maintained system at any point of discharge where one does not exist; this development contains one or more points of discharge where an acceptable outfall does not exist, thus, the developer will be required to provide outfall approved by the City Engineer).

LOCATOR MAP



APPLICATION NUMBER 15 DATE February 5, 2004

APPLICANT Audubon Cove Subdivision

REQUEST Subdivision

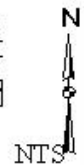


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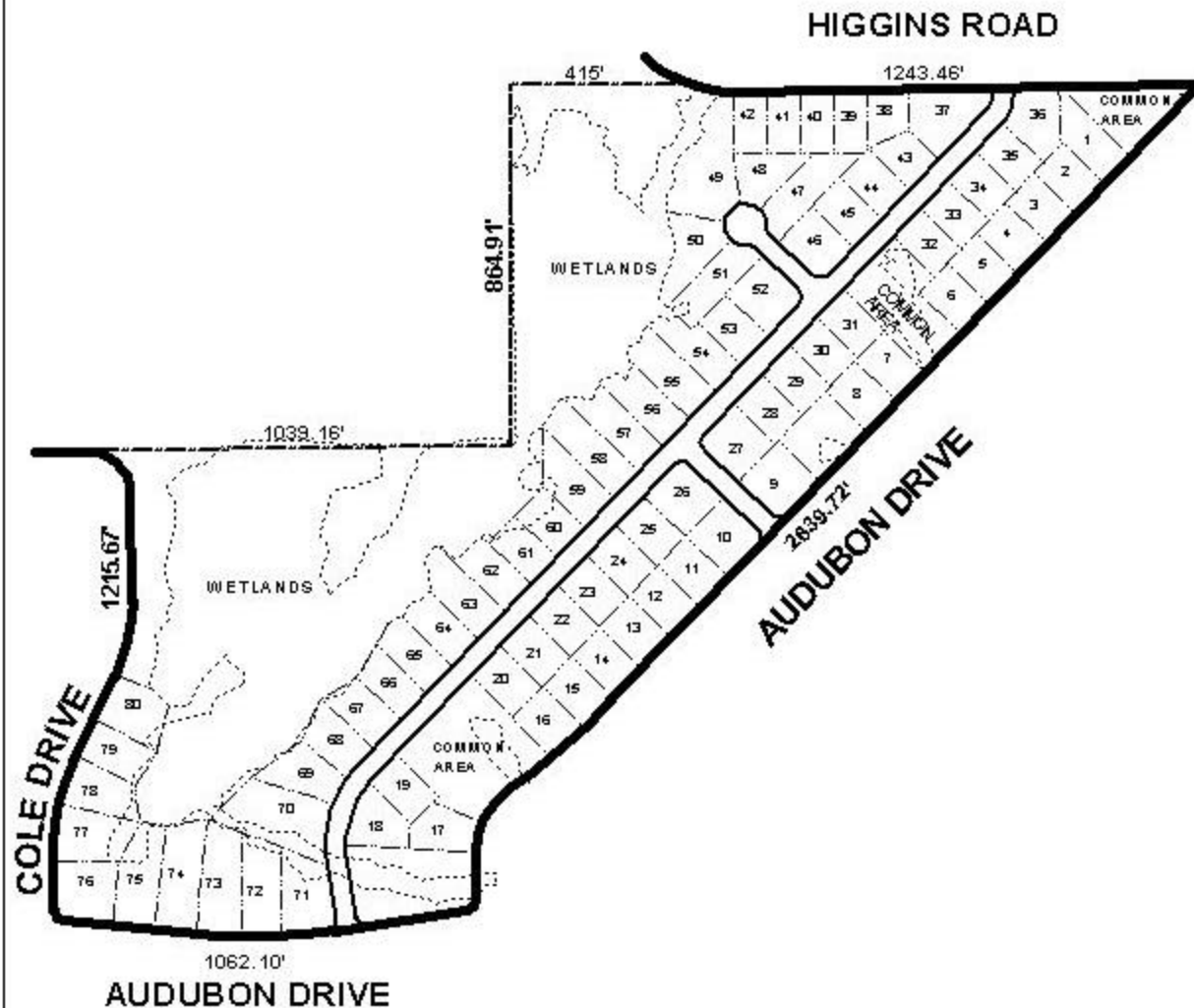


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LEGEND



DETAIL SITE PLAN



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APPLICANT Audubon Cove Subdivision

USE/REQUEST Subdivision

