

TODD MANOR SUBDIVISION, SECOND SECTOR

Engineering Comments: All storm water must be conveyed to a City of Mobile storm water system. The engineer must perform an analysis to determine if the existing system is adequate to convey the additional flow from the development. Show the flood plain on the plat. Show the minimum finished floor elevation on each lot touched by the flood plain. 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 numbers, 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: No comments.

Mobile Area Water & Sewer System Comments: MAWSS has only 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 2.7± acres, nine-lot subdivision, which is located on the North side of Downey Drive, 145'± West of Todd Acres Drive, in city council district 4. The subdivision is served by public water and sanitary facilities.

The purpose of this application is to subdivide two existing metes and bounds parcels into nine legal lots of record.

The site exceeds the maximum width to depth ratio as recommended by Section V.D.3. of the Subdivision Regulations. Lots 1 – 8 are indicated as being 60' wide, and Lot 9 is indicated as being 61' wide. However, narrow, deep lots are typical in this neighborhood; thus a waiver of V.D.3. would be appropriate.

The site fronts on Downey Drive; therefore a note should be placed 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.

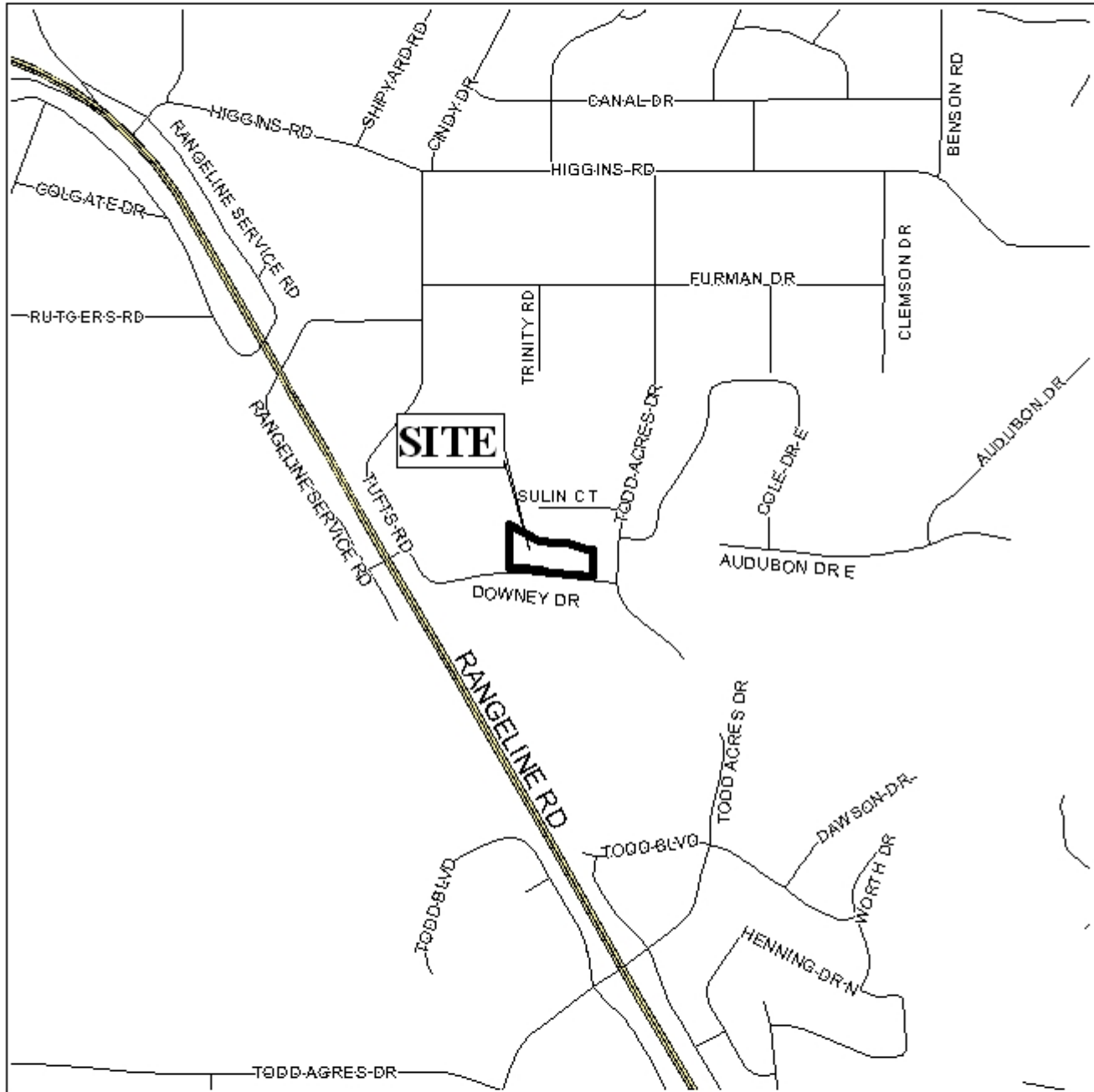
The site is located near Rabbit Creek and within a flood plain and the area may be environmentally sensitive; therefore, the approval of all applicable federal, state, and local agencies would be required prior to the issuance of any permits.

No building setback line was indicated on the plat; therefore, the 25' minimum building setback line along Downey Drive should be indicated on the final plat.

With a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) each lot is limited to one curb cut with the size, location, and design to be approved by Traffic Engineering;
- 2) placement of a note on the final plat stating that the approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;
- 3) depiction of the 25' minimum building setback line along Downey Drive;
- 4) subject to the Engineering Comments (All storm water must be conveyed to a City of Mobile storm water system. The engineer must perform an analysis to determine if the existing system is adequate to convey the additional flow from the development. Show the flood plain on the plat. Show the minimum finished floor elevation on each lot touched by the flood plain. 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.); and
- 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.

LOCATOR MAP



APPLICATION NUMBER 15 DATE July 5, 2007

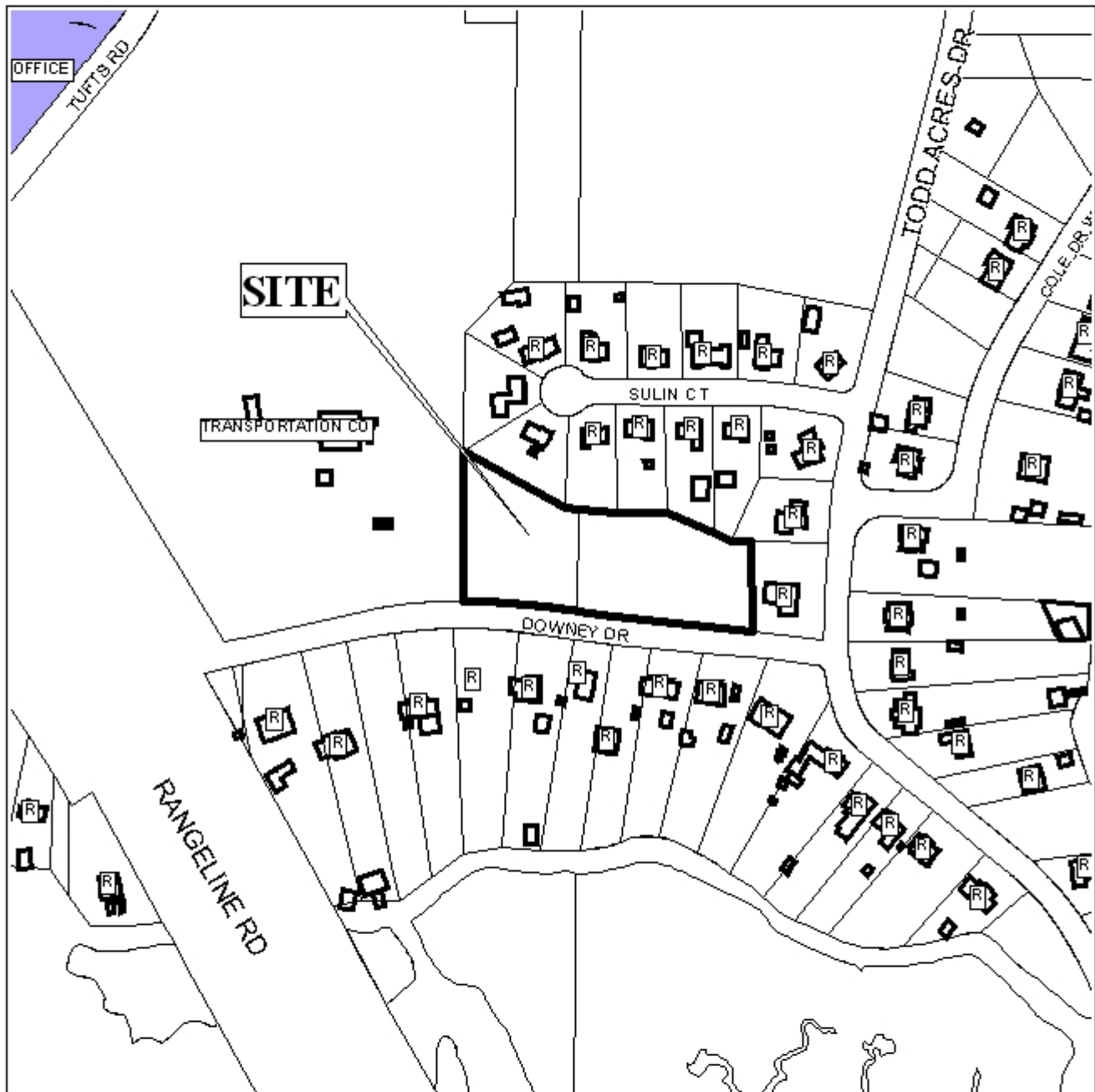
APPLICANT Todd Manor Subdivision

REQUEST Subdivision



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TODD MANOR SUBDIVISION



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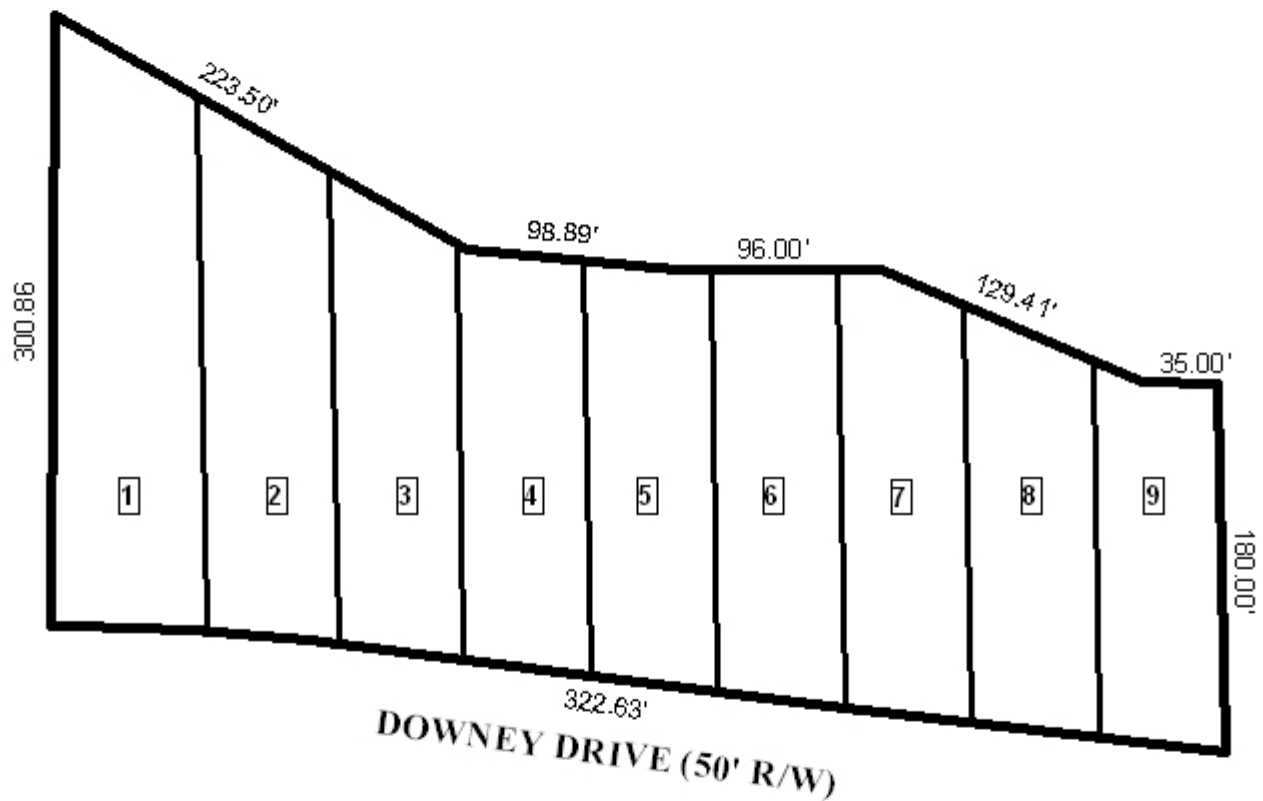
LEGEND

R-1	R-2	R-3	R-4	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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REQUEST Subdivision



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