

TODD ACRES SUBDIVISION, SIXTH UNIT,
RESUBDIVISION LOTS 5&6

Engineering Comments: Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. 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. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: No Comments

The plat illustrates the proposed 1.4± acre, 3 lot subdivision, which is located at the North terminus of Worth Drive, in City Council District 4. The applicant states that the site is served by public water and sewer.

The purpose of this application is to re-subdivide two legal lots of record into three lots.

The site fronts a cul de sac at the terminus of Worth Drive with 100' of right-of-way. Section V.B.14. of the Subdivision Regulations, as amended 4/3/08, now requires cul de sac rights-of-way to be a minimum 120' to accommodate the 2003 International Fire Code. Since the cul de sac was in existence before the amendment and only a portion is being re-subdivided, it would be impractical to enforce this requirement at this time.

As proposed, Lots 1, 2, and 3 have approximately 51, 27, and 25' of frontage, respectively, along Worth Drive. As a means of access management, a note should be placed 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.

Section V.D.2. of the Subdivision Regulations requires that lots for residential use to be at least 60' in width at the minimum building setback line, exclusive of drainage easements. Again, the plat should be revised accordingly.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label the lot with its size in square feet, or provide a table on the plat with the same information.

It appears that wetlands exist on a portion of the site. The presence of wetlands and floodplains on the site indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities

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 the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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

- 1) revision of the plat to provide 120' of right-of-way for the cul de sac at the terminus of Worth Drive, as required by Section V.B.14. of the Subdivision Regulations and the 2003 International Fire Code;
- 2) placement of a note 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;
- 3) revision of the minimum building setback line for each lot to comply with Section V.D.2. of the Subdivision Regulations;
- 4) labeling of each lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 5) the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 7) subject to City Engineering comments: *(Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit).*

LOCATOR MAP



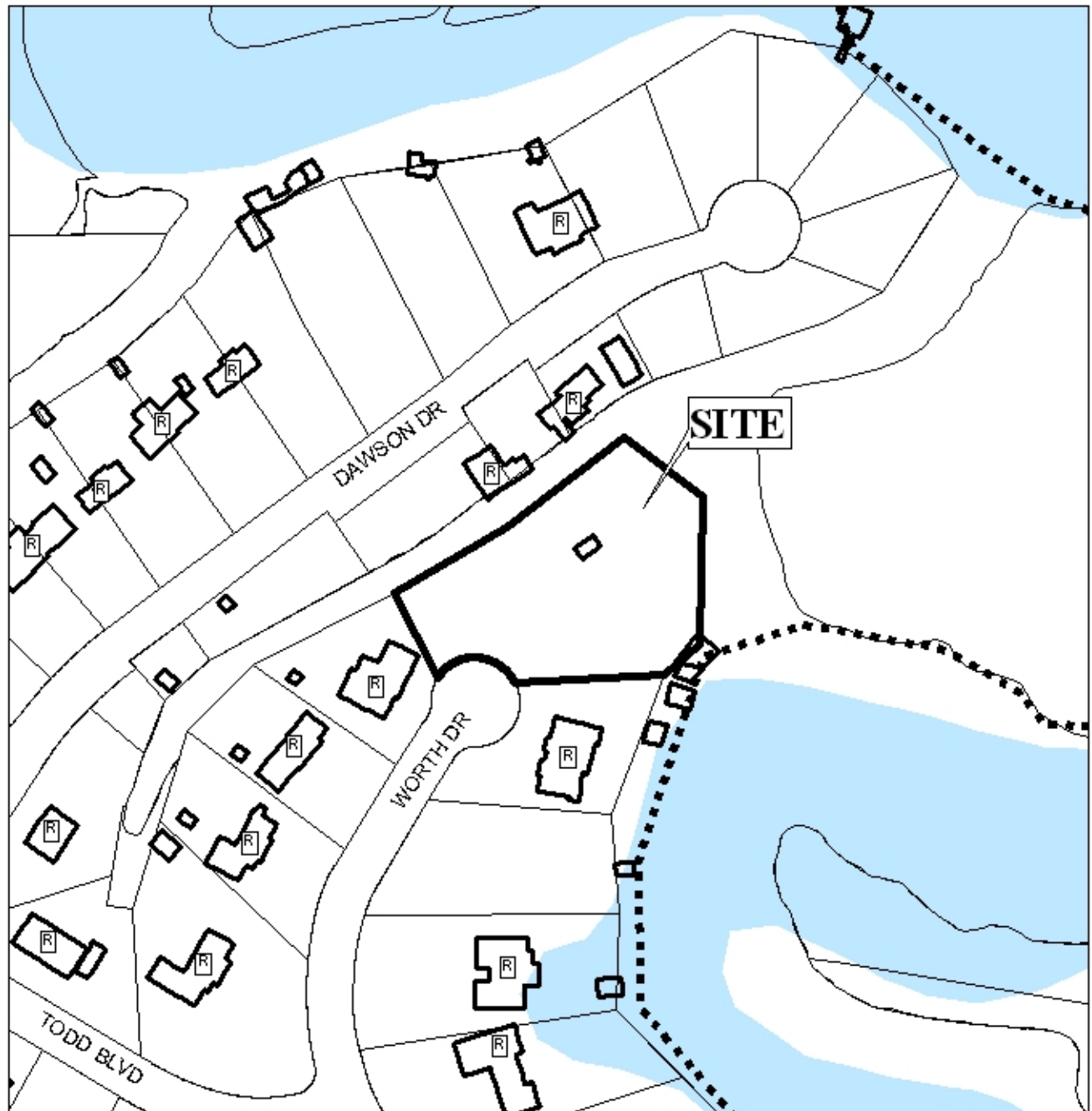
APPLICATION NUMBER 18 DATE July 10, 2008

APPLICANT Todd Acres Subdivision, Unit Six, Resubdivision of Lots 5 & 6

REQUEST Subdivision



TODD ACRES SUBDIVISION, UNIT SIX, RESUBDIVISION OF LOTS 5 & 6



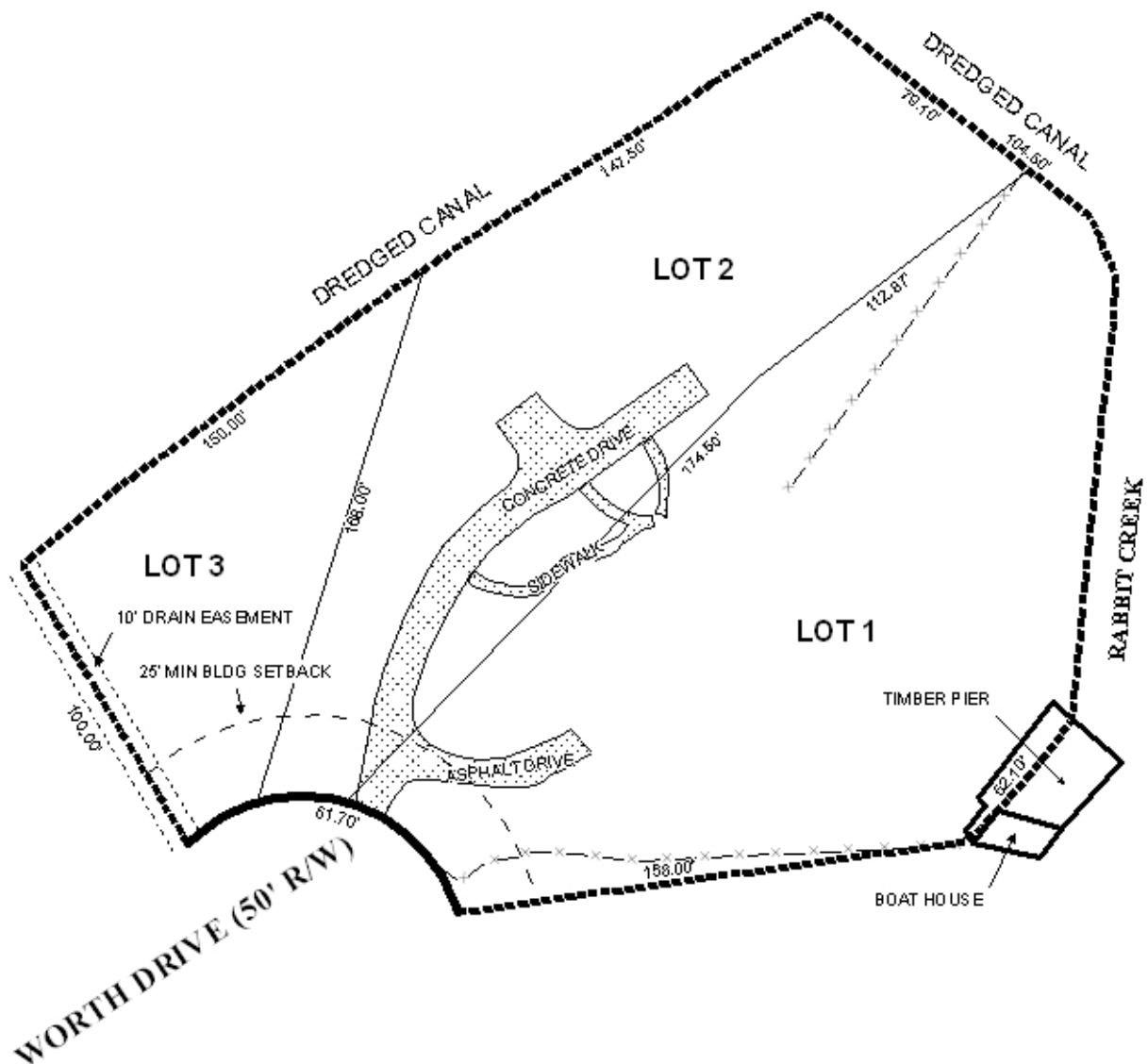
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LEGEND

														
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



DETAIL SITE PLAN



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