

TODD ACRES SUBDIVISION, SIXTH UNIT,
REVISED LOT 3 OF THE RESUBDIVISION LOTS
5&6

Engineering Comments: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes) and any encroachments. 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).

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 2009 International Fire Code, including Appendices B through D, with local amendments, and the 2009 International Existing Building Code, as appropriate.

The plat illustrates the proposed 0.25± acre, 1 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 site was part of a three lot subdivision approved by the Planning Commission at its July 10, 2008 meeting. The purpose of this application is to reduce the front setback line from 30 feet to 25 feet. Section V.D.2. requires the minimum building setback line to be located where the lot is 60 feet in width. The applicant is requesting a waiver of this requirement in order to allow a larger building area away from the adjacent canal. Due to the unusual shape of the lot and its water front condition, it is recommended that the Planning Commission consider approval of the request.

The proposed lot fronts a cul de sac at the North terminus of Worth Drive with 100' of right-of-way. Section V.B.14. of the Subdivision Regulations, 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.

The plat meets the minimum size requirement for developments with access to public water and sewer. The 25-foot minimum building setback line is depicted on the preliminary plat. If approved this information should be retained on the Final Plat.

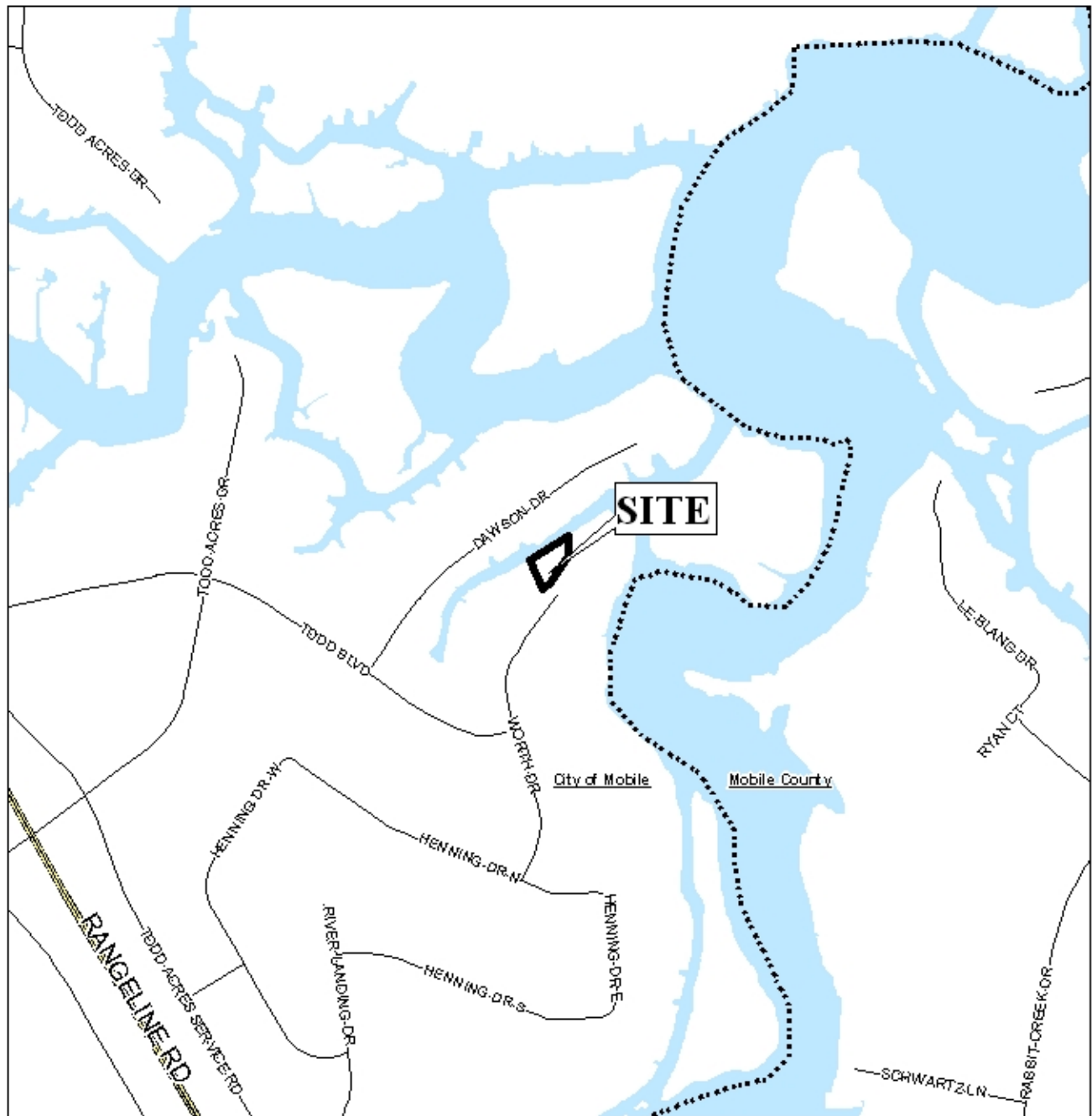
It appears that the site is within floodzones associated with Rabbit Creek. The presence of floodplains on the site indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance 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 upon the preceding, and with waiver of Section V.D.2., of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating the lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) labeling of each lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 3) the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;
- 4) 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;
- 5) compliance with Engineering comments 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes) and any encroachments. 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045)and;
- 6) compliance with Fire comments all projects must comply with the requirements of the 2009 International Fire Code, including Appendices B through D, with local amendments, and the 2009 International Existing Building Code, as appropriate.

LOCATOR MAP



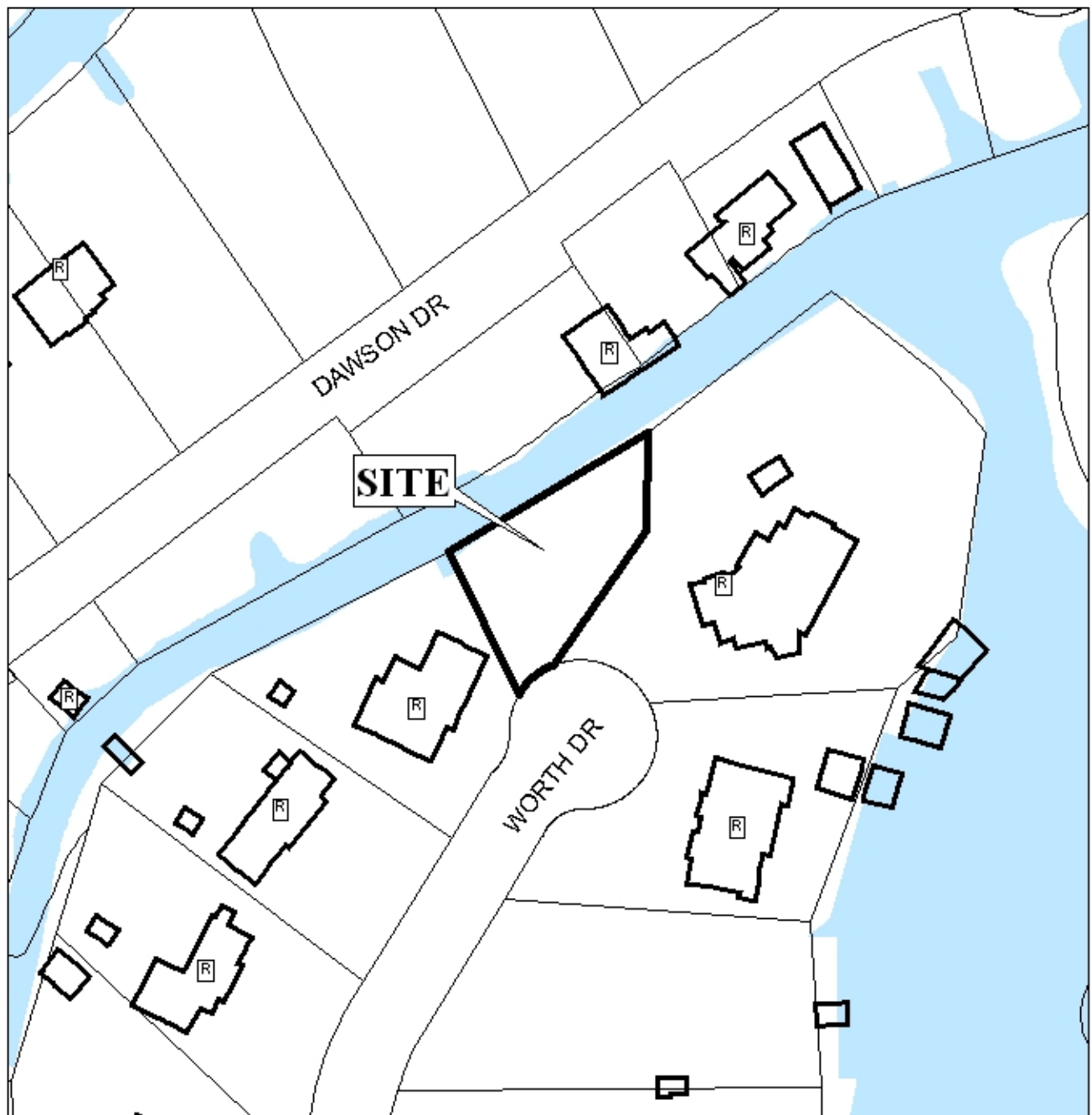
APPLICATION NUMBER 18 DATE February 7, 2013

APPLICANT Todd Acres Subdivision, Sixth Unit, Revised Lot 3 of the Resubdivision of Lots 5 & 6

REQUEST Subdivision



TODD ACRES SUBDIVISION, SIXTH UNIT, REVISED LOT 3 OF THE RESUBDIVISION OF LOTS 5 & 6



APPLICATION NUMBER 18 DATE February 7, 2013

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



**TODD ACRES SUBDIVISION, SIXTH UNIT, REVISED
LOT 3 OF THE RESUBDIVISION OF LOTS 5 & 6**

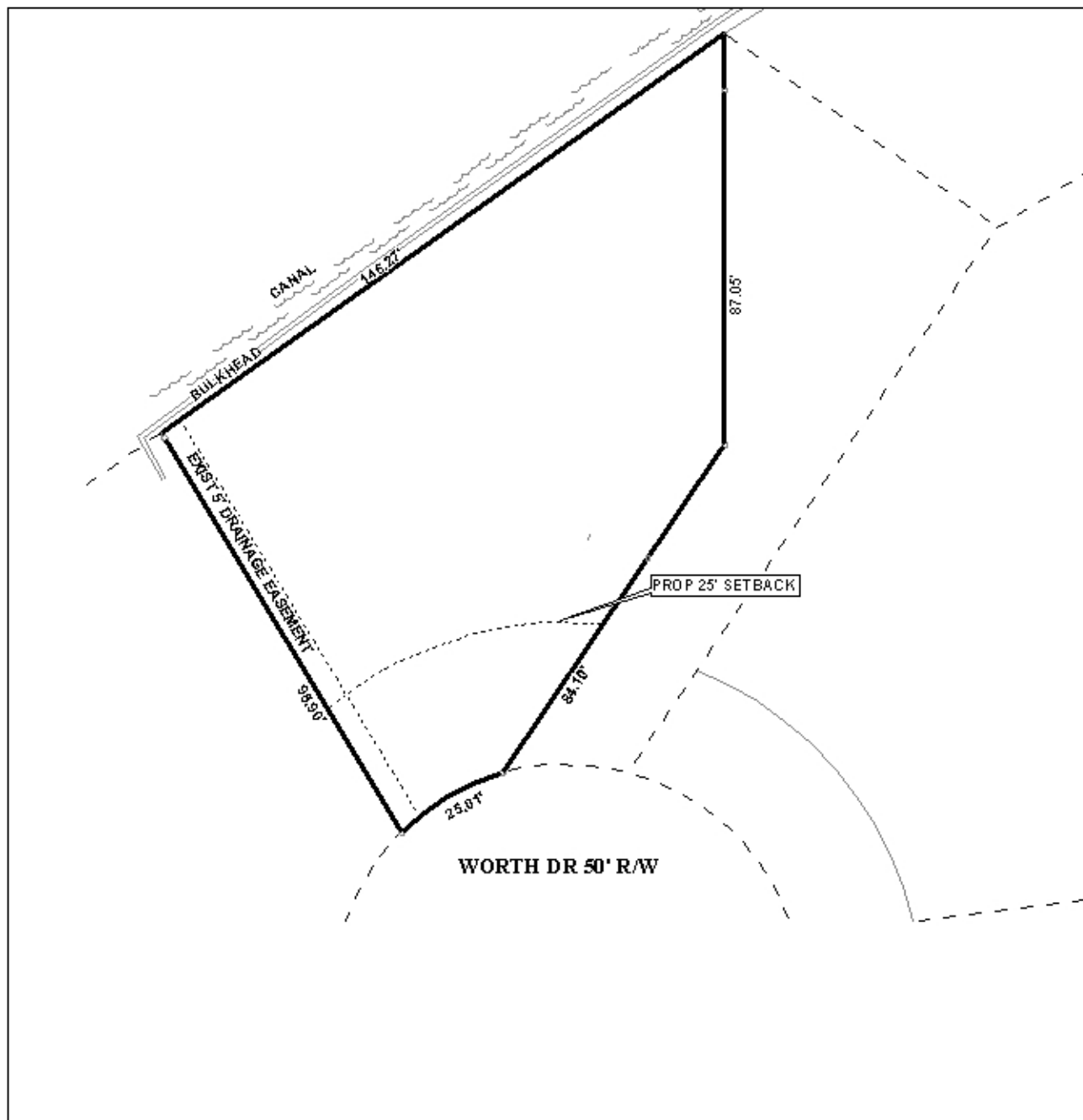


APPLICATION NUMBER 18 DATE February 7, 2013



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 18 DATE January 7, 2013

APPLICANT Todd Acres Subdivision, Sixth Unit, Revised Lot 3 of the Resubdivision of Lots 5 & 6

REQUEST Subdivision

