

## **WALKER RIDGE SUBDIVISION**

Engineering Comments: No concentration of water onto adjacent property is allowed without release agreement. Show floodway and flood plain. Show minimum finished floor elevation on each lot touched by flood way or flood plain. No fill in flood plain without flood study. 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 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: No comments

The plat illustrates the proposed 3.9 ± acre, 18-lot subdivision which is located on the West side of West Drive, 125'± South of Northwoods Court, and is in Council District 5. The applicant states that the site is served by public water and sanitary sewer.

The purpose of the application is to create 18 lots from two lots of record. Unlike previous applications for the site, this application proposes standard setbacks and site coverages typical of properties in R-1, Single Family Residential districts. The only deviation from the standard setbacks required through the Subdivision Regulations are as they relate to the corner lots proposed at West Drive and the proposed Walker Ridge Drive: the applicant proposes that the street-side side-yard setback be 20 feet, in keeping with the requirements of the Zoning Ordinance.

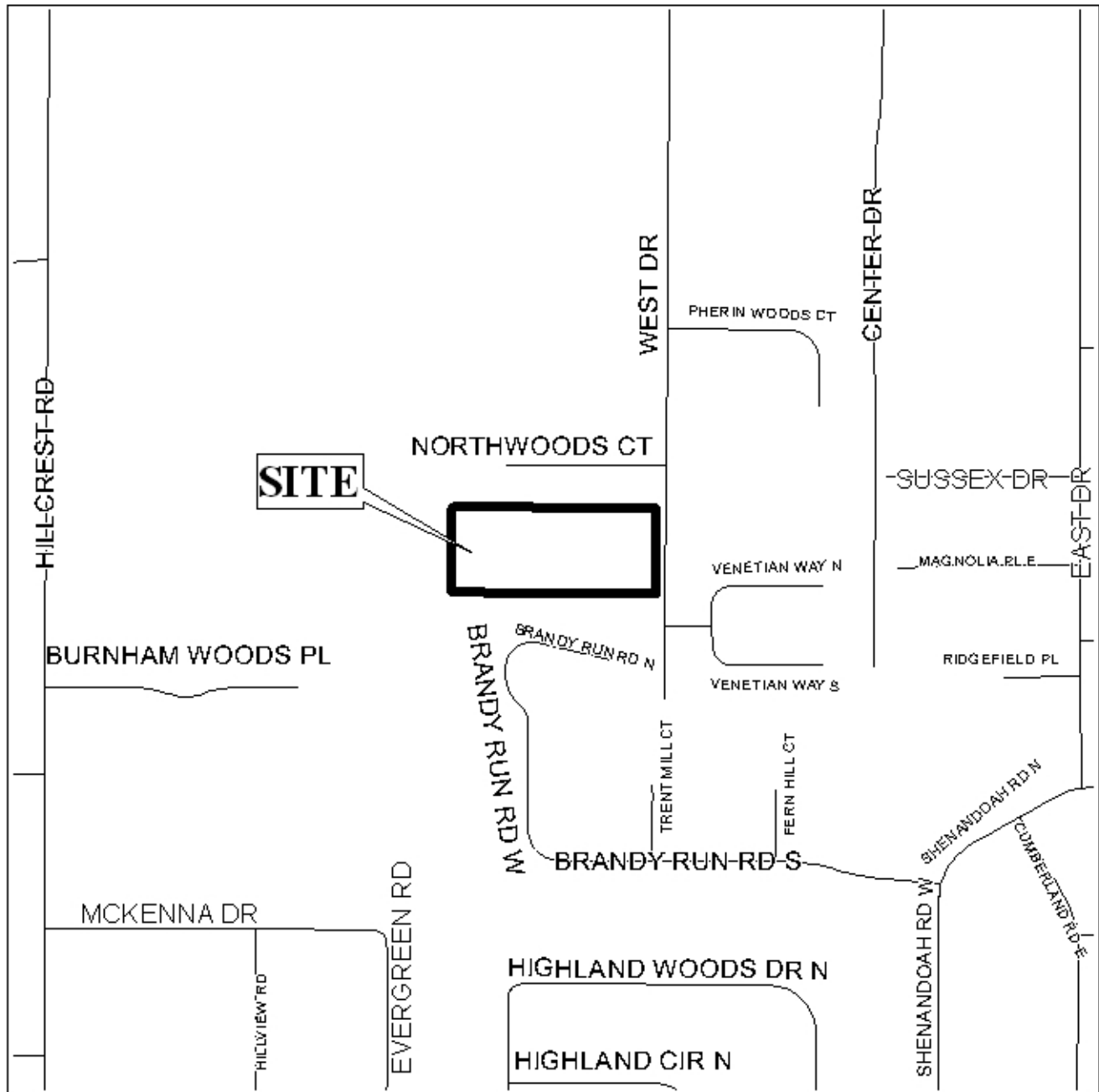
The site fronts West Drive, a minor street with adequate right-of-way. Access management is a concern as two corner lots are proposed as part of the subdivision. A note should be placed on the plat stating that direct access from any lot to West Drive and the unopened public right-of-way on the West side of the site is denied, and that each lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

The detention area and any other common areas should be labeled as common areas, and a note should be placed on the final plat, if approved, stating that maintenance of the common areas is the responsibility of the property owners.

With a waiver of Section V.D.9. of the Subdivision Regulations in favor of setback requirements for R-1 properties, as defined in the Zoning Ordinance, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) depiction of the setback lines, as shown on the preliminary plat, with a 20-foot street side sideyard setback for Lots 1 and 18;
- 2) placement of a note on the final plat stating that all lots are denied direct access to West Drive and the unopened right-of-way on the West side of the site, and that each lot is limited to one curb-cut, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) revision of the plat to label all common areas, including the detention area, and the placement of a note on the plat stating that the maintenance of common areas is the responsibility of property owners;
- 4) full compliance with Engineering comments (*No concentration of water onto adjacent property is allowed without release agreement. Show floodway and flood plain. Show minimum finished floor elevation on each lot touched by flood way or flood plain. No fill in flood plain without flood study. 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.*)
- 5) labeling of each lot in square feet, as depicted on the preliminary plat; and
- 6) full compliance with all municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 19 DATE June 21, 2007

APPLICANT Walker Ridge Subdivision

REQUEST Subdivision



NTS

# WALKER RIDGE SUBDIVISION



APPLICATION NUMBER 19 DATE June 21, 2007

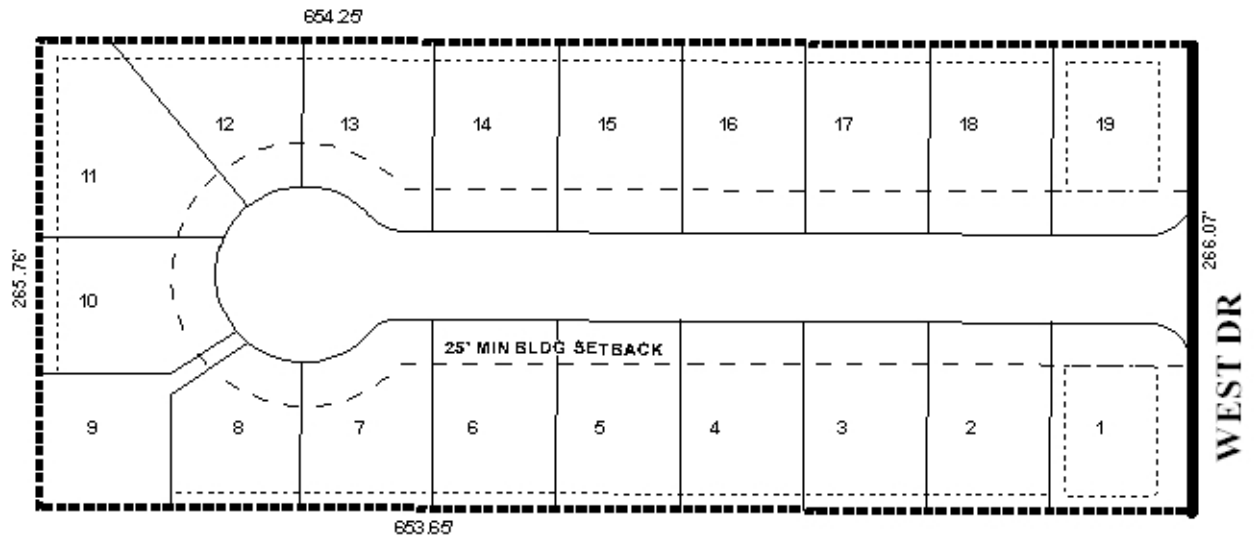
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



NTS

# DETAIL SITE PLAN



APPLICATION NUMBER 19 DATE June 21, 2007

APPLICANT Walker Ridge Subdivision

REQUEST Subdivision



NTS