

MOFFETT SQUARE SUBDIVISION

Engineering Comments: 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. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property.

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: No comments.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 1 lot, 0.3± acre subdivision which is located at the Southwest corner of Moffett Road and Smith Street in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer services.

The purpose of this application is to combine four existing lots of record into one lot.

The site fronts onto Moffett Road with a compliant 100' right-of-way, and Smith Street, with a substandard 30' right-of-way. Therefore, dedication of 10' along Smith Street would be required to provide 25' from the centerline. Also, dedication of a 25' radius curve would be required at the intersection of Moffett Road and Smith Street. As a means of access management, a note should be required on the final plat stating that the lot is limited to one curb cut to Moffett Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The 25' minimum building setback line is not shown on the plat; therefore, the plat should be revised to illustrate the 25' minimum building setback line as measured from the current Moffett Road right-of-way, and from the dedicated right-of-way along Smith Street and the corner radius curve. The lot is not labeled with its size; therefore the plat should be revised to label the lot with its size in square feet, or a table should be furnished on the final plat providing the same information.

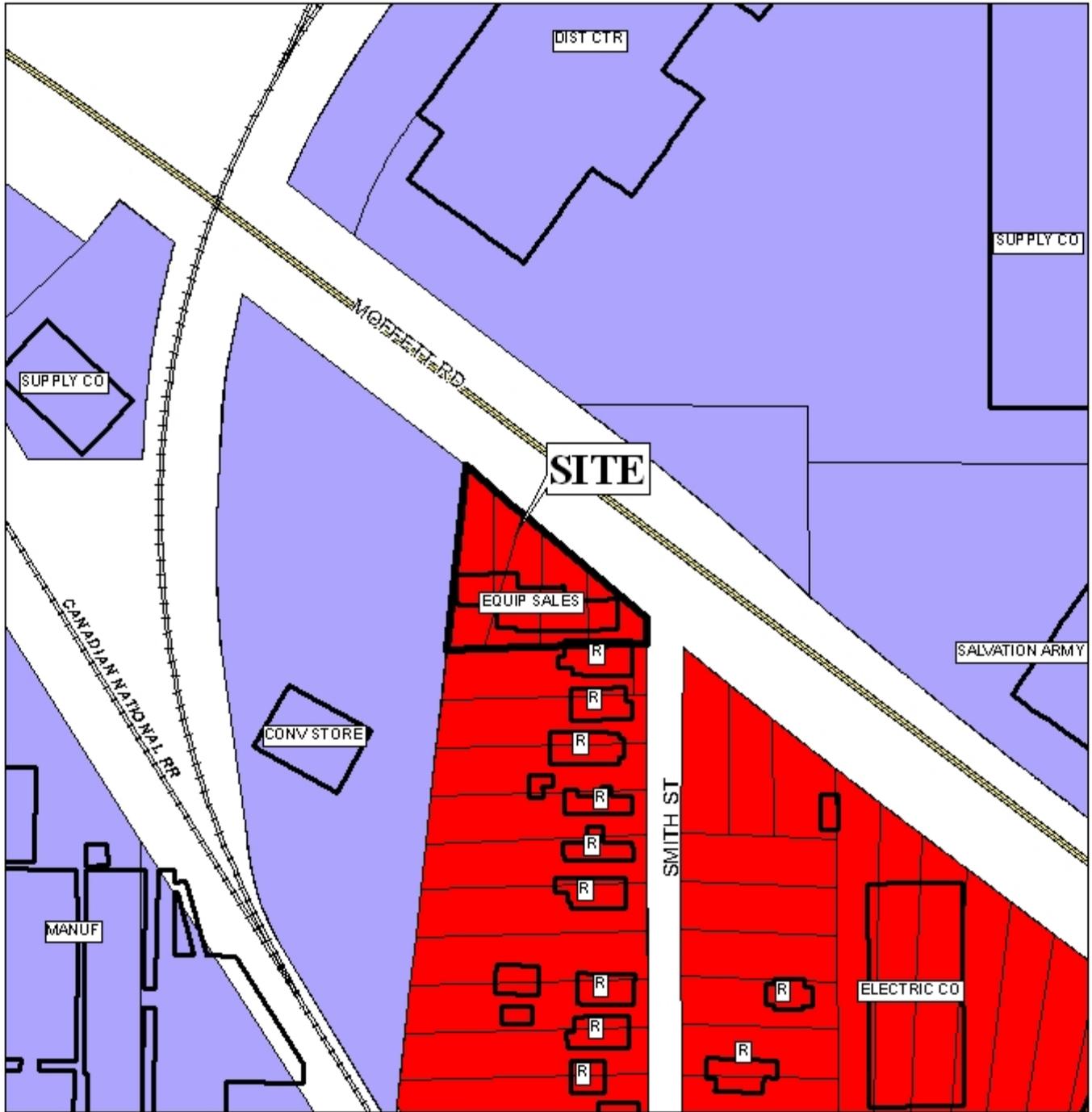
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-

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 application is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of sufficient right-of-way to provided 25' as measured from the centerline of Smith Street;
- 2) dedication of sufficient right-of-way to provided a 25' radius curve at the Southwest corner of Moffett Road and Smith Street;
- 3) placement of a note on the final plat stating that the lot is limited to one curb cut to Moffett Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) illustration of the 25' minimum building setback line as measured from the current Moffett Road right-of-way and from the dedicated right-of-way along the corner radius and Smith Street;
- 5) labeling of the lot with its size in square feet, or the furnishing of a table on the final plat providing the same information;
- 6) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 7) subject to the Engineering Comments: *(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. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property).*

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APPLICATION NUMBER 10 DATE August 7, 2008

LEGEND

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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	



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