

O'REILLY MOFFETT ROAD SUBDIVISION

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 2-lot, 2.0± acre subdivision which is located on the North side of Moffett Road, 300'+ West of Denmark Road. The subdivision is served by public water and sewer facilities.

The purpose of this application is to create two legal lots of record from one legal lot of record.

Moffett Road is a proposed major street, as illustrated on the Major Street Plan. The preliminary plat indicates Moffett Road has a variable right-of-way, however, the Major Street Plan requires that the right-of-way be 100 feet. Therefore, the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Moffett Road, should be required.

Because Moffett Road is a proposed major street, access management is a concern. The development, with frontage on Moffett Road, should be limited to the existing curb-cut onto Moffett Road, if the cut-curb is enlarged to handle the possible increase in traffic, the size and design must be approved by Mobile County Engineering Department and ALDOT.

While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved.

This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The plat is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50-feet as measured from the centerline of Moffett Road; 2) placement of a note on the Final Plat stating that the development is limited to the existing curb-cut onto Moffett Road, if the curb-cut is enlarged, with the size, and design to be approved by the Mobile County Engineering Department; 3) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; and 4) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 2 DATE October 19, 2006

APPLICANT O'Reilly Moffett Road Subdivision

REQUEST Subdivision



NTS

O'REILLY MOFFETT ROAD SUBDIVISION



APPLICATION NUMBER 2 DATE October 19, 2006

LEGEND

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| 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 |



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