

## **SUNSET RANCH SUBDIVISION,** **VOA ADDITION TO**

Engineering Comments: Delete temporary construction easements shown on Moore's Creek. City does not desire ownership of AE flood plain; area shown to be dedicated to the City should be revised to delete this text. 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, sizes, 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 4.1± acre, 1-lot subdivision which is located on the West side of Azalea Road, 730'± North of Halls Mill Road, and is in Council District 4. The applicant states that the subdivision is served by both public water and sewer.

The purpose of this application is to shift the rear property line and dedicate the remainder to the City of Mobile for drainage easement. However, Engineering comments that the City does not desire ownership of AE flood plain areas.

The site fronts onto Azalea Road, this section of which is a minor street and the width is illustrated as having 80-foot right-of-way, which exceeds the minimum requirement for minor streets.

Access management is a concern; therefore, the lot should be limited to a maximum of two curb-cuts onto Azalea Road, with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the deletion of the temporary construction easements shown on Moore's Creek; 2) the area shown to be dedicated to the City should be revised to delete this text; 3) the placement of a note on the Final Plat stating the development is limited to two curb-cuts onto Azalea Road, with the size, design to be approved by Traffic Engineering, and comply with AASHTO standards; and 4) full compliance with all other municipal codes and ordinances.

## LOCATOR MAP



APPLICATION NUMBER 6 DATE March 1, 2007

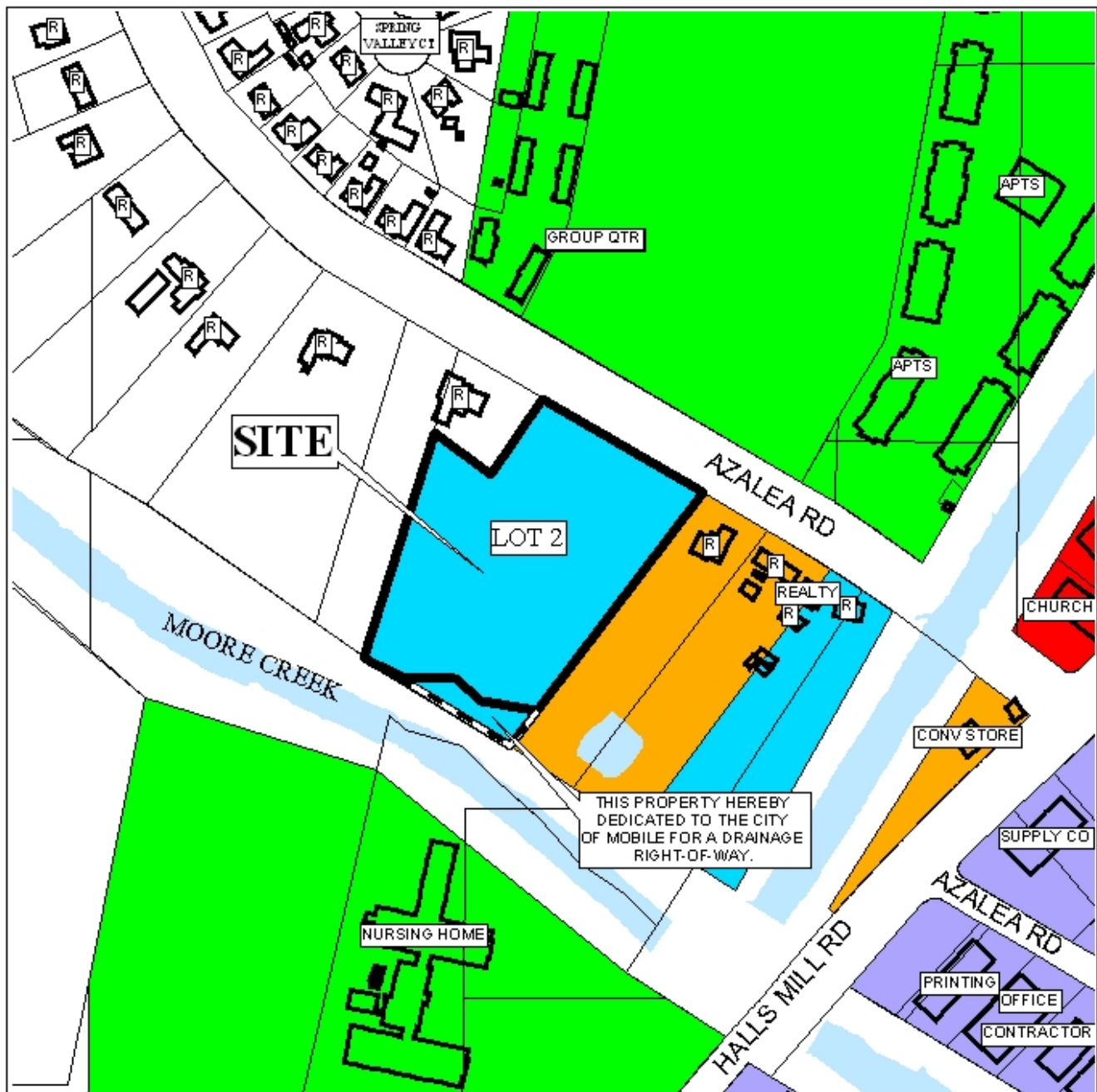
APPLICANT Sunset Ranch Subdivision, VOA Addition to

REQUEST Subdivision



NTS

**SUNSET RANCH SUBDIVISION, VOA ADDITION TO**



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

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