

MOORE FAMILY SUBDIVISION

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer:

1. Add a signature block for the Planning Commission, Traffic Engineer, City Engineer, and County Engineer.
2. Provide all other information required for a Final Plat review.

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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

The plat illustrates the proposed 0.4 acre \pm , 1 lot subdivision which is located on North side of Warsaw Avenue, 63' \pm West of Jessie Street, and is in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to combine two existing vacant lots, which are part of a three lot tax parcel, into one 16,214 square foot lot in order to allow the construction of a single family residence. It should be noted that the preliminary plat did not include a legal description of the proposed lot referencing the two existing legal lots.

The site fronts onto Warsaw Avenue, a minor street with adequate right-of-way: no dedication will be required.

Due to the proposed 122 foot lot width, the lot should be limited to one (1) curb-cut, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards.

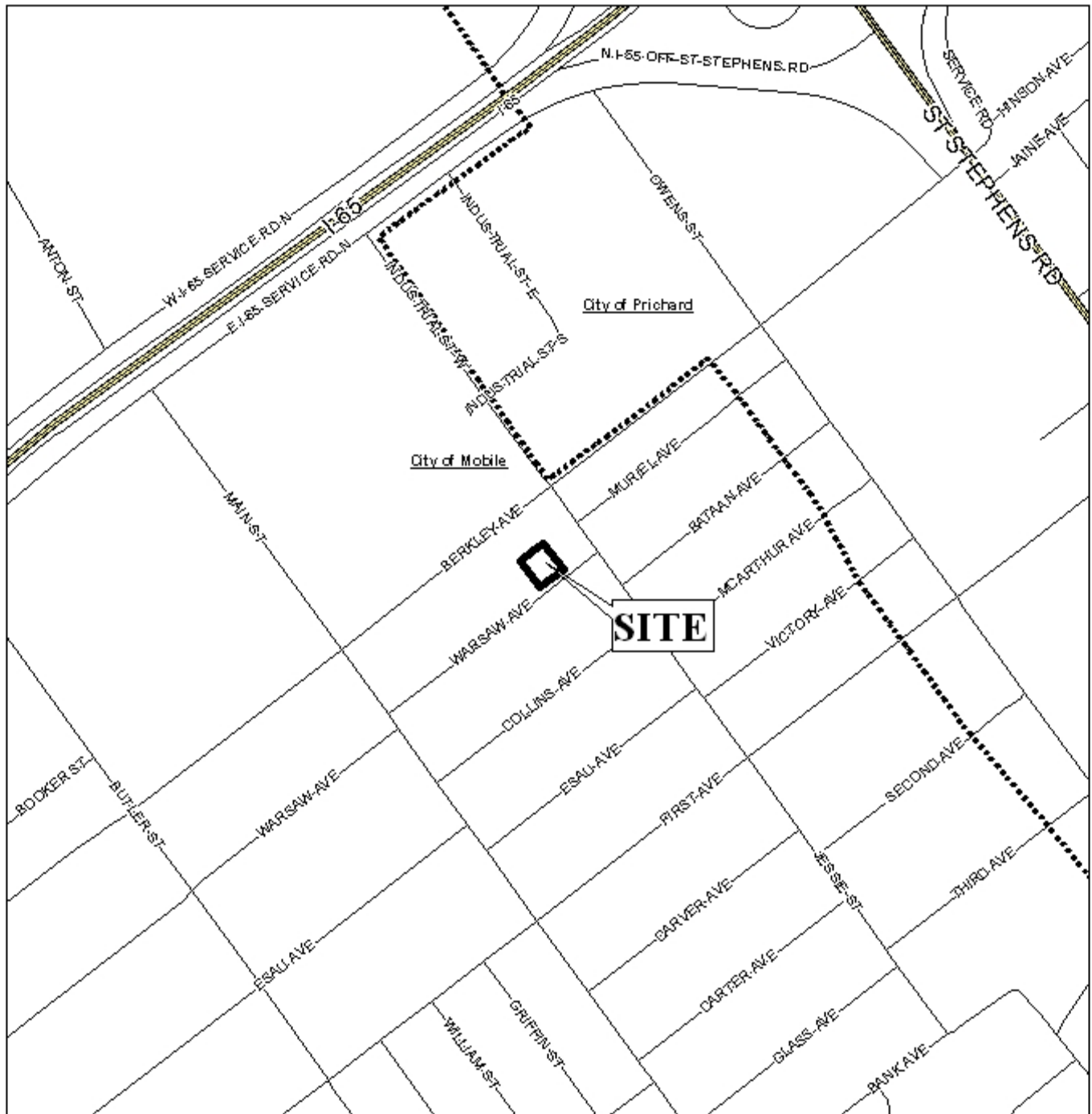
The 25-foot minimum building setback line, required in Section V.D.9., is depicted and should be shown on the final plat, if approved.

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, the application 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 (1) curb-cut, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) depiction of the 25-foot minimum building setback line, as required by Section V.D.9. of the Subdivision Regulations;
- 3) the labeling the lot with its size in square feet on the final plat;
- 4) compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Add a signature block for the Planning Commission, Traffic Engineer, City Engineer, and County Engineer. 2. Provide all other information required for a Final Plat review.*);
- 5) compliance with Fire comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile*); and
- 6) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, prior to the issuance of any permits or land disturbance activities.

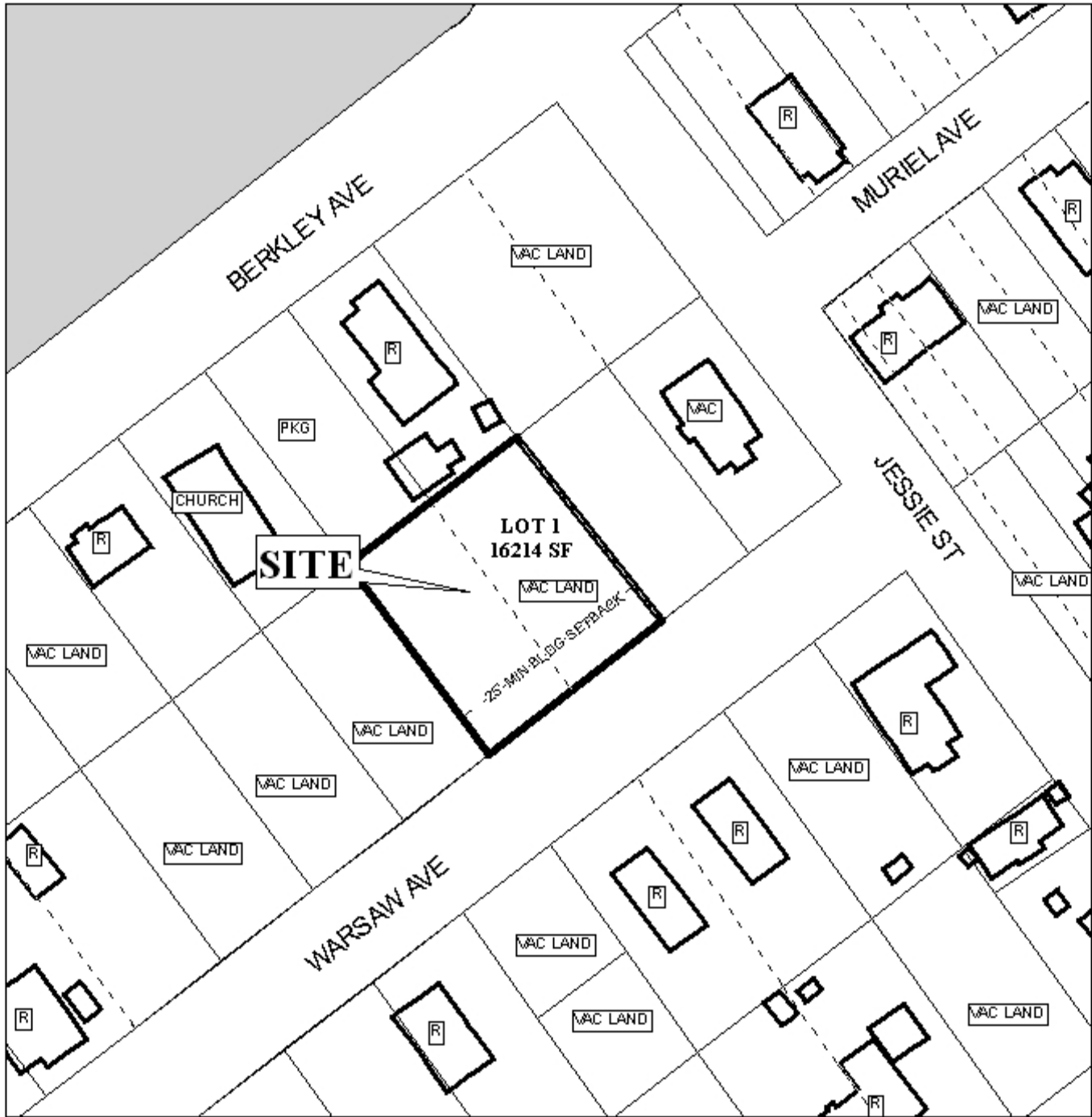
LOCATOR MAP



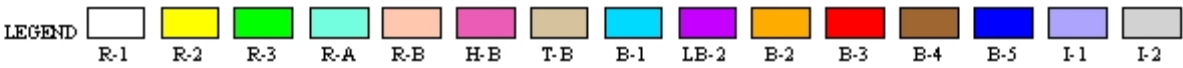
APPLICATION NUMBER 7 DATE July 5, 2012
APPLICANT Moore Family Subdivision
REQUEST Subdivision



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