

NEESE SUBDIVISION

Engineering Comments: Need to either provide detention for a 100 year storm event with a 2 year release or construct drainage (with an appropriately sized easement through the “Future Development”) to release runoff from Lot 1 directly to Eight Mile Creek. 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: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 13.0± acre, 1 lot subdivision, which is located East side of Moffett Road at the East termini of Powell Drive and Spyglass Drive, extending to the North terminus of Erhard Drive, extending to the West side of North University Boulevard, in City Council District 7. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create a legal lot of record from a portion of a metes and bounds parcel. The remainder of the parcel is included in the subdivision, but will remain as “future development.”

The site fronts Moffett Road, a proposed major street with sufficient right-of-way. No right-of-way dedication is required.

The site has approximately 470’ of frontage along Moffett Road. As this is a major street, access management is of great concern. Per conversation with the Alabama Department of Transportation, a note should be placed 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, the Alabama Department of Transportation, and in conformance with AASHTO standards.

The applicant should revise the plat to depict the 25’ minimum building setback line along Moffett Road.

Wetlands and floodplains appear to exist on the site, the presence of which indicating that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

It should be noted that the proposed subdivision will create a lot that is split-zoned, for which the applicant has submitted an application to correct (to be heard at the May 6th meeting). Therefore, recording of the plat, if approved, should not be allowed until the zoning request is approved by the City Council.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that the lot is limited to one curb cut with the size, location, and design to be approved by Traffic Engineering, the Alabama Department of Transportation, and in conformance with AASHTO standards;
- 2) the depiction on the final plat of the 25' minimum building setback line along Moffett Road;
- 3) the applicant receive the approval of all applicable federal, state and local environmental agencies for wetland and floodplain issues prior to the issuance of any permits or land disturbance activities;
- 4) 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, if any, prior to the issuance of any permits or land disturbance activities;
- 5) completion of the rezoning process prior to the signing of the final plat; and
- 6) compliance with Engineering comments: *(Need to either provide detention for a 100 year storm event with a 2 year release or construct drainage (with an appropriately sized easement through the "Future Development") to release runoff from Lot 1 directly to Eight Mile Creek. 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).*

LOCATOR MAP



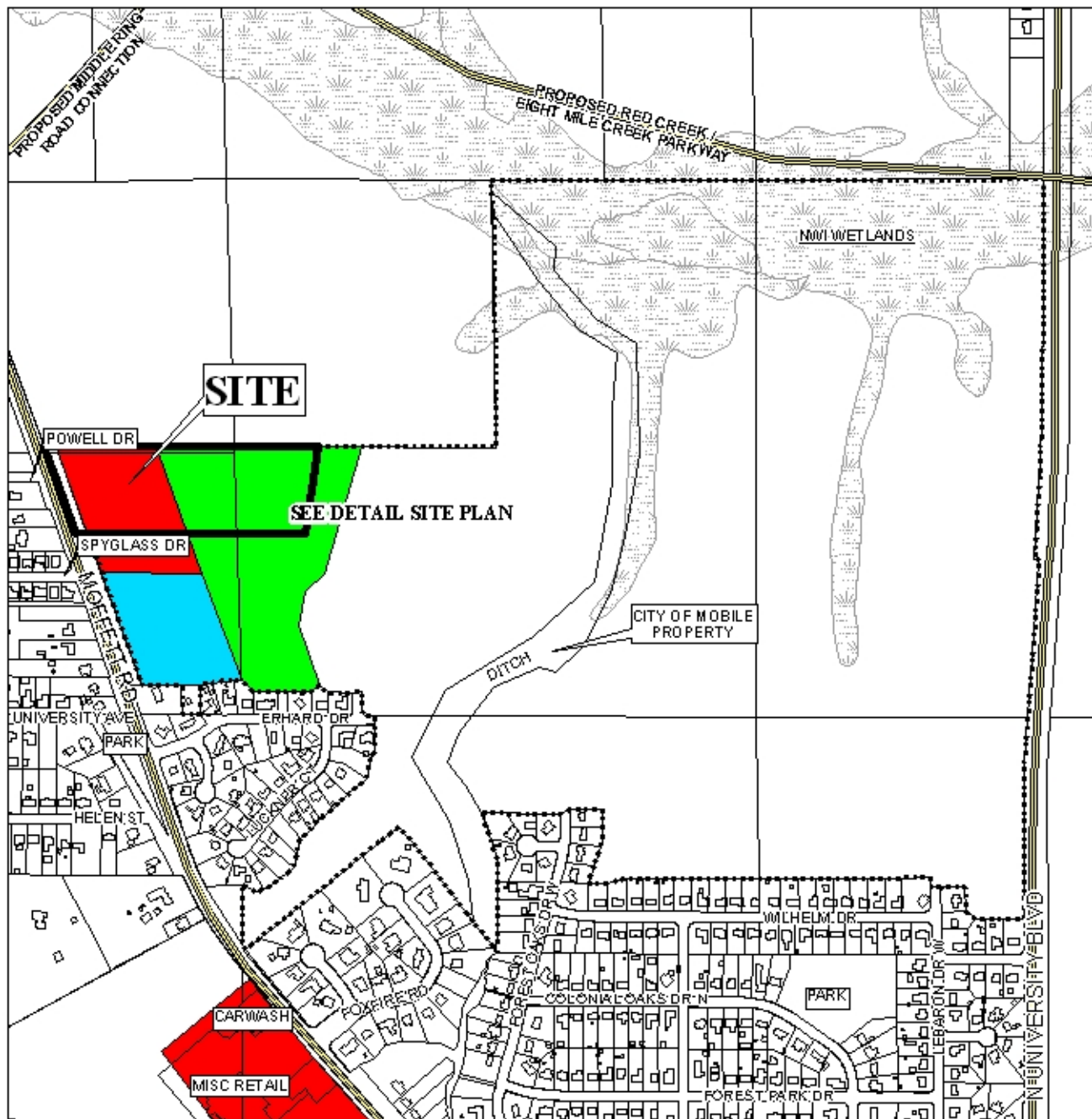
APPLICATION NUMBER 7 DATE April 15, 2010

APPLICANT Neese Subdivision

REQUEST Subdivision



NEESE SUBDIVISION



APPLICATION NUMBER 7 DATE April 15, 2010

LEGEND

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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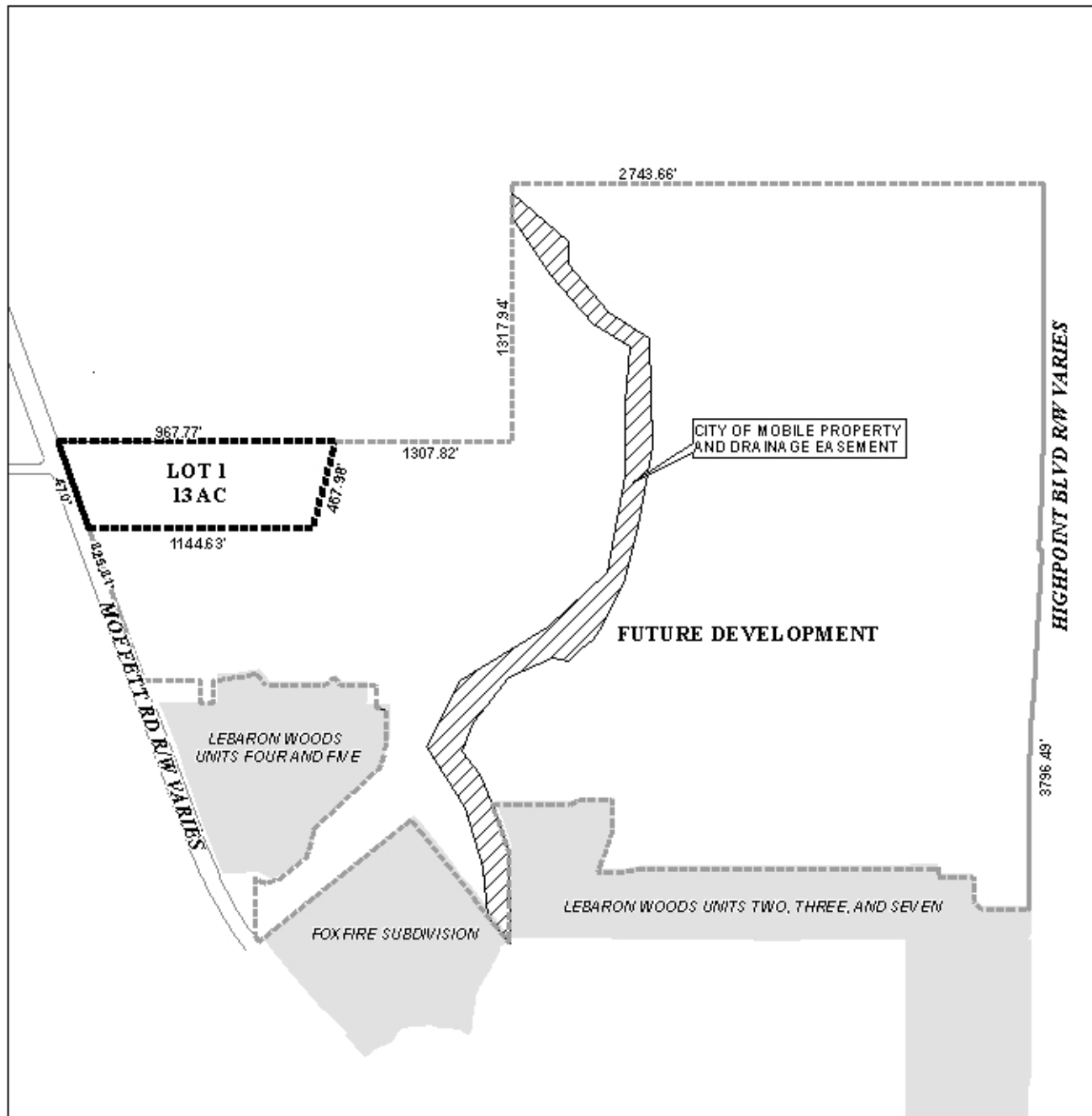


APPLICATION NUMBER 7 DATE April 15, 2010



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE April 15, 2010
 APPLICANT Neese Subdivision
 REQUEST Subdivision

