

## **VETERANS SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 10± acre, 1 lot subdivision, which is located on the South side of Moffett Road at the South terminus of Roland Road – within the planning jurisdiction. 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 four metes and bounds parcels.

The site fronts Moffett Road, a major street with 85' of right-of-way. The major street plan requires that major streets have a minimum 100' right-of-way; thus, the applicant should revise that plat to provide a minimum 50' as measured from the centerline of Moffett Road.

As proposed, the lot has approximately 588' of frontage along Moffett Road. As a means of access management, a note should be placed on the final plat stating that the lot is limited to two curb cuts to Moffett Road, with the size, location, and design to be approved by County Engineering and Alabama Department of Transportation and conform to AASHTO standards.

There is no depiction of the minimum building setback line on the plat, which should be addressed prior to signing the final plat.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label the lot with its size in square feet and acreage, or provide a table on the plat with 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.

The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

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) dedication of sufficient right-of-way to provide a minimum 50' as measured from the centerline of Moffett Road;
- 2) placement of a note on the final plat stating that the lot is limited to two curb cuts to Moffett Road, with the size, location, and design to be approved by County Engineering and Alabama Department of Transportation and conform to AASHTO standards;
- 3) depiction of the 25' minimum building setback line prior to signing the final plat;
- 4) labeling of the lot with its size in square feet and acreage, or the provision a table on the plat with the same information;
- 5) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 7) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

# LOCATOR MAP



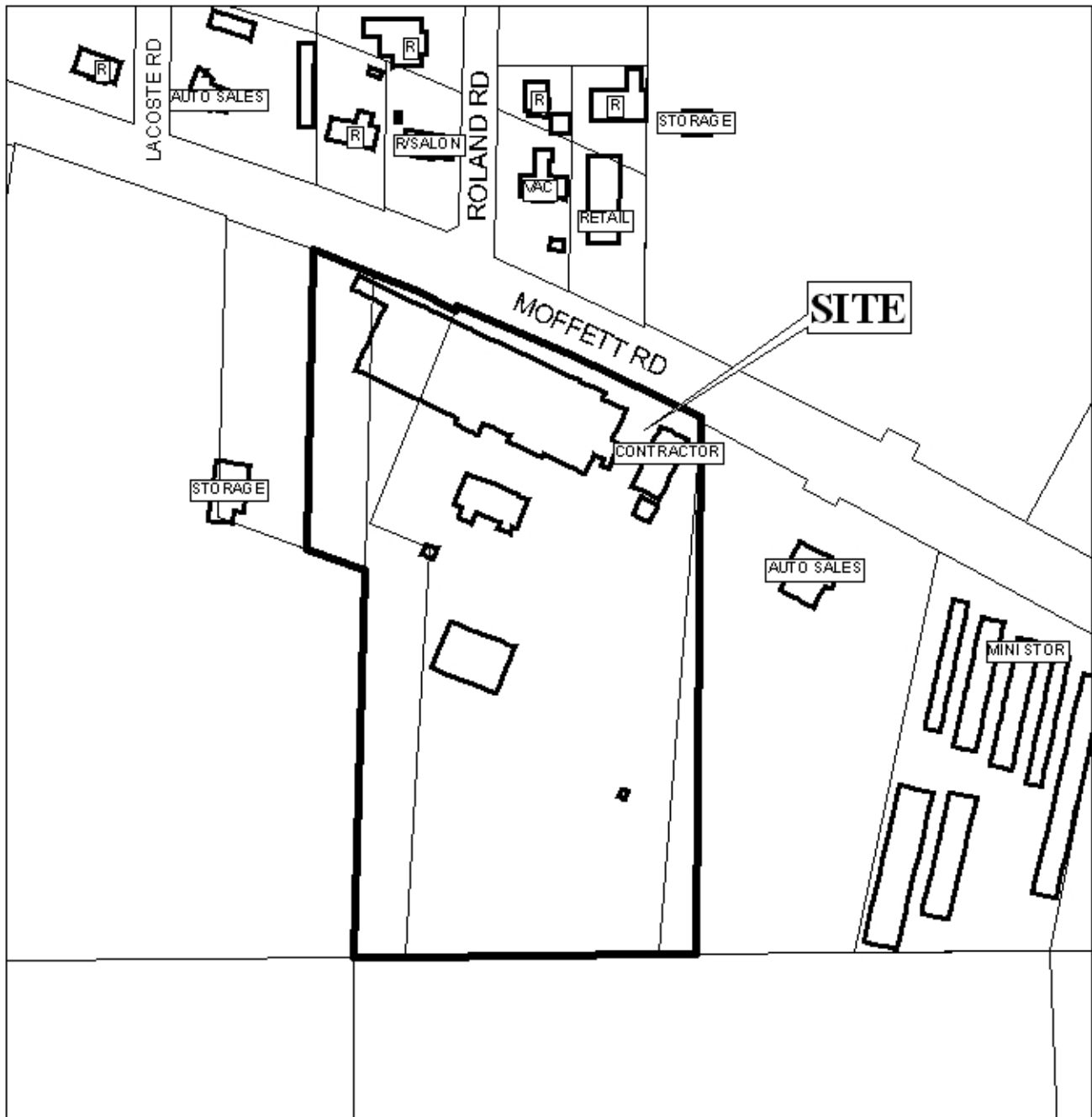
APPLICATION NUMBER 9 DATE November 6, 2008

APPLICANT Veterans Subdivision

REQUEST Subdivision



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LEGEND

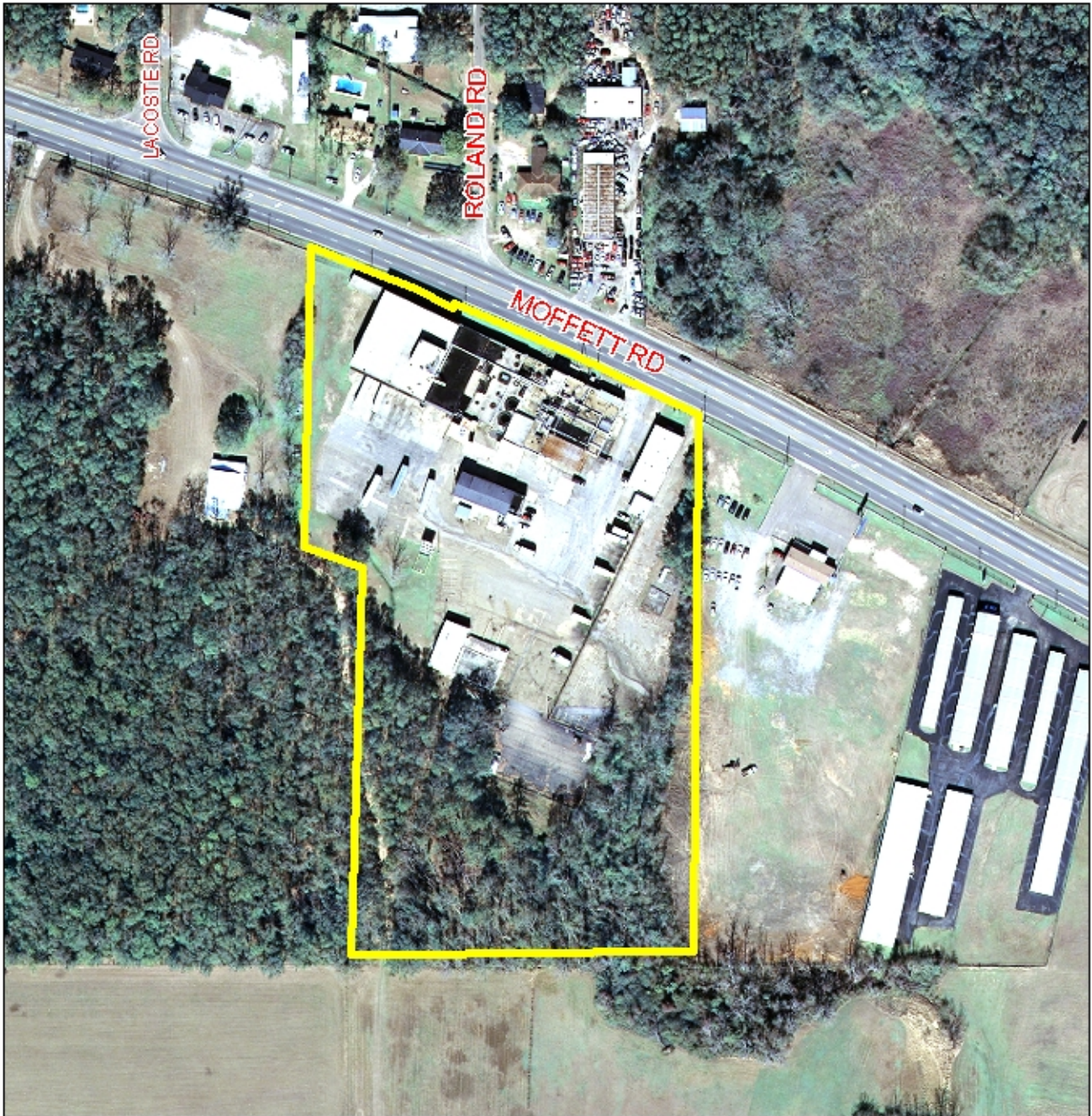
R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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