

MOSS CREEK SUBDIVISION, LOT 9, **RESUBDIVISION OF AND ADDITION TO**

Engineering Comments: Dedicate the entire FEMA AE flood zone and flood way as drainage easement as shown on the original plat. Add all notes from the original plat concerning lot 9. Delineate the jurisdictional wetlands on the plat. Add the required minimum finished floor elevation on the final plat. Development must comply with all stormwater 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: All portions of any new structures built or moved onto the property would have to be within 400 ft. of at least one Fire Hydrant, possibly more. Appendix B, C & D with the exception of Section D107 shall apply to all new buildings or structures built within the jurisdiction of the City of Mobile.

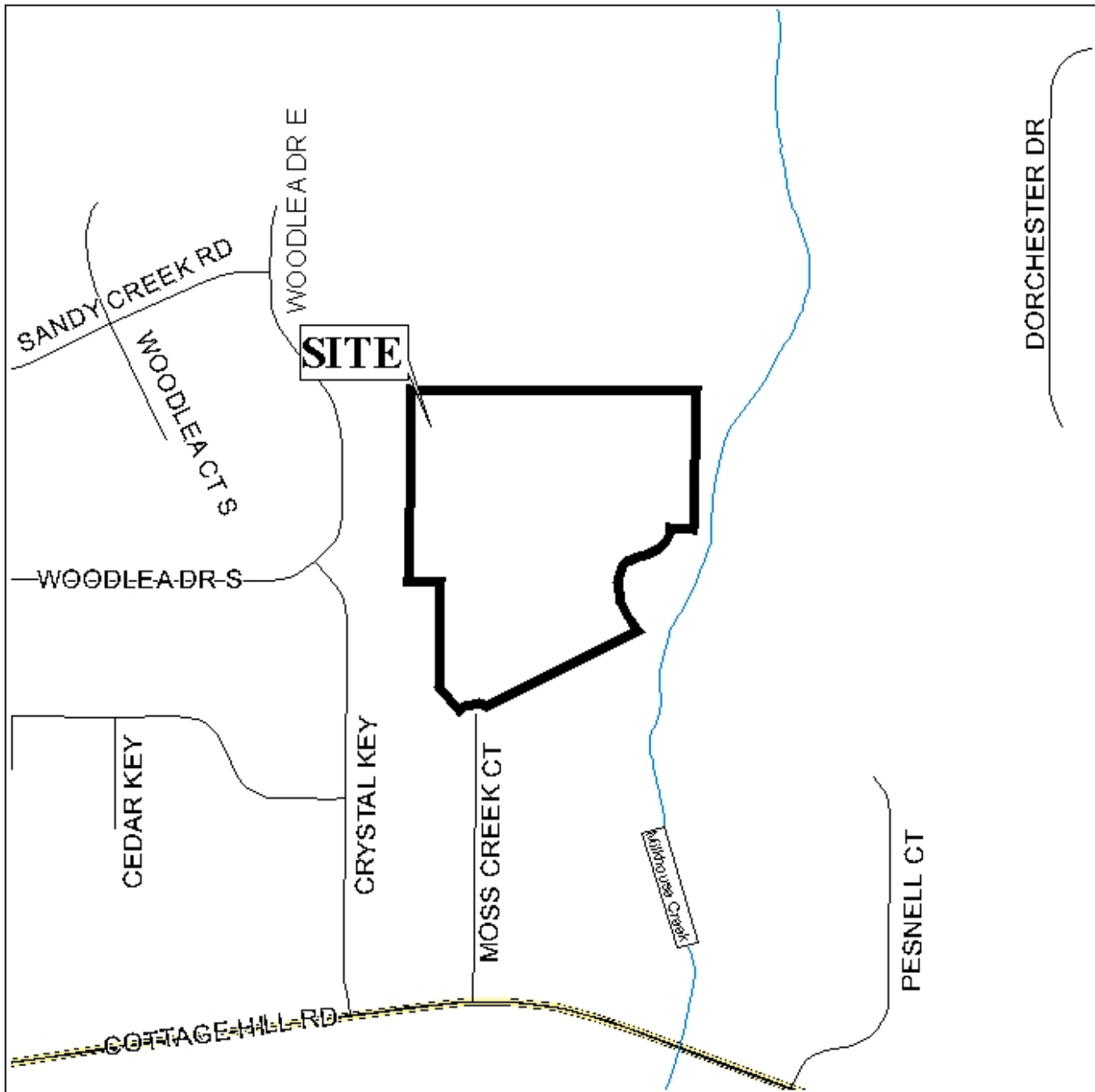
The plat illustrates the proposed 7.5± acre, 1-lot subdivision which is located at the North terminus of Moss Creek Court and is in Council District 6. The purpose of the application is to create a one-lot subdivision from a lot of record and a metes and bounds parcel. The site is served by public water and sanitary sewer.

The site fronts Moss Creek Court, which has a 50-foot right-of-way. The parcel adjoins several landlocked parcels; however, since no road construction is planned for the subdivision, and since these parcels are owned by other people, their inclusion in the subdivision will not be required.

As the site includes floodplains, approval from all applicable federal, State, and local agencies will be required prior to the issuance of permits.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) compliance with Engineering comments (Dedicate the entire FEMA AE flood zone and flood way as drainage easement as shown on the original plat. Add all notes from the original plat concerning lot 9. Delineate the jurisdictional wetlands on the plat. Add the required minimum finished floor elevation on the final plat. Development must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.); 2) compliance with Fire Department comments (All portions of any new structures built or moved onto the property would have to be within 400 ft. of at least one Fire Hydrant, possibly more. Appendix B, C & D with the exception of Section D107 shall apply to all new buildings or structures built within the jurisdiction of the City of Mobile.); and 3) that the developer obtain approval from all applicable federal, State, and local agencies prior to the issuance of permits.

LOCATOR MAP



APPLICATION NUMBER 13 DATE March 2, 2006

APPLICANT Moss Creek Subdivision, Lot 9, Resubdivision of and Addition To

REQUEST Subdivision



NTS

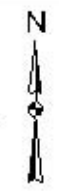
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LEGEND

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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