

## **KNOWLES ADDITION TO TEMONIA SUBDIVISION**

Engineering Comments: 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: Shall comply with Section 508.5.1 of the 2003 IFC.

Mobile Area Water & Sewer System Comments: MAWSS has water and sewer services available; however, a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity Assurance application is approved by Volkert Engineering, Inc. Also, the interior lots may require a short line extension.

The plat illustrates the proposed 0.9± acre, 4-lot subdivision, which is located on the East side of Dauphin Island Parkway, extending from Tallahassee Drive to Cedar Crescent, and is located within City Council District 3. The applicant states that the site is served by city water and sewer.

The purpose of this application is to create four legal lots from a legal lot of record.

The site fronts Dauphin Island Parkway, Tallahassee Drive and Cedar Crescent Drive, with 50' of right-of-way illustrated for each street on the preliminary plat. However, Dauphin Island Parkway is a major street in accordance to the Major Street Component of the Comprehensive Plan; therefore, requiring a minimum 100-foot of right-of-way; therefore, the dedication of 50-feet of right-of-way from the centerline of Dauphin Island Parkway is required.

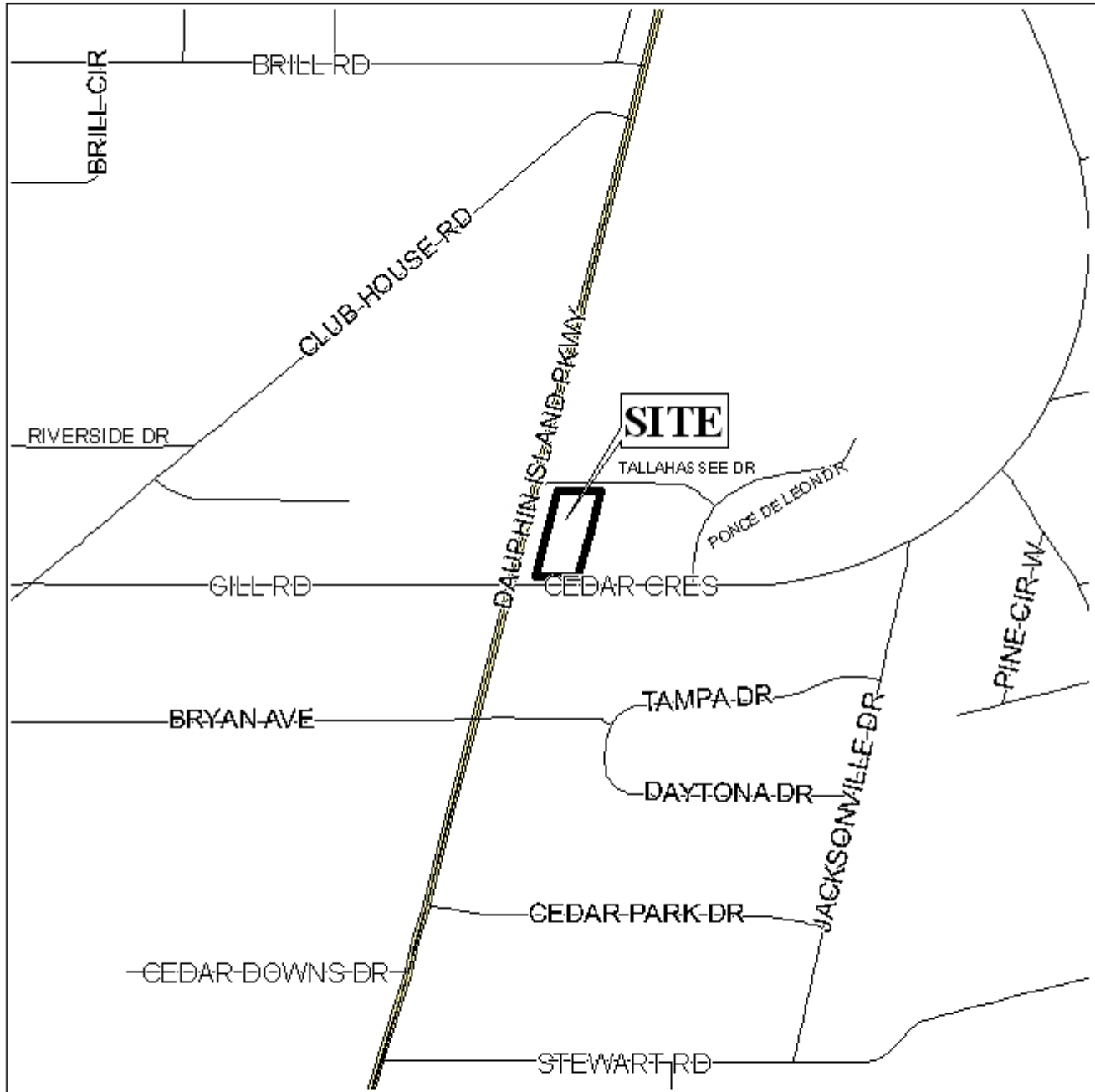
As proposed, Lots 1 and 3 have approximately 133-feet+ of frontage along Dauphin Island Parkway and approximately 80-feet along Tallahassee Drive and Cedar Crescent Drive. As a means of access management, all lots should be limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Additionally, a note on the Final Plat stating that Lots 1 and 3 be denied direct access to Dauphin Island Parkway, would be required.

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 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) the dedication of sufficient right-of-way to provide 50-feet of right-of-way from the centerline of Dauphin Island Parkway;
- 2) placement of a note on the Final Plat stating that all lots are limited to one curb, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) the placement of a note on the Final Plat stating that Lots 1 and 3 are denied access to Dauphin Island Parkway;

## LOCATOR MAP



APPLICATION NUMBER 26 DATE April 17, 2008

APPLICANT Knowles Addition to Temonia Subdivision

REQUEST Subdivision



NTS

# KNOWLES ADDITION TO TEMONIA SUBDIVISION



APPLICATION NUMBER 26 DATE April 17, 2008

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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