

LOS TRES AMIGOS NUMBER TWO SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

MAWSS 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 Assurance application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 1-lot, 3.7± acres subdivision which is located on the North side of Moffett Road, 555'± West of Oaktree Drive. The subdivision is served by public water and sewer and is located within the County.

The purpose of this application is to create a 1-lot subdivision from a metes and bounds parcel.

The site fronts Moffett Road, which is shown as a major street on the Major Street Plan component of the Comprehensive Plan; and as such, requires a minimum right-of-way of 100-feet. The preliminary plat does not indicate the existing right-of-way width along the site. Therefore, dedication sufficient to provide a minimum of 50-feet from centerline should be required.

As Moffett Road is a major street, access management is a concern, a limitation on the number of curb cuts would be appropriate. Given the amount of linear frontage as illustrated (180-feet) and the proposed configuration, the site should be limited to one curb cut, with the size, location and design to be approved by County Engineering and ALDOT should be required.

This site is located in the County, thus a note should be placed on the final plat stating that any lots which are 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 stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the final plat, if approved.

The 25-foot minimum building setback lines, required in Section V.D.9., are not shown, but would be required on the final plat.

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 of 50-feet from centerline of Moffett Road;

- 2) placement of a note on the final plat stating that the development is limited to a maximum of one curb cut to Moffett Road, with the size, location and design to be approved by County Engineering and ALDOT;
- 3) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development and the Mobile County Engineering Department, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances prior to the signing and recording of the final plat;
- 4) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- 5) placement of the required minimum building setback line on the final plat.

LOCATOR MAP



APPLICATION NUMBER 2 DATE April 5, 2007









APPLICANT Los Tres Amigos Number Two Subdivision

REQUEST Subdivision



NTS

The map shows Lot 1, a large rectangular plot outlined in thick black. To the west of Lot 1 is Moffett Rd, which runs diagonally. To the north of Lot 1 are Hi Wood Cir S and Hi Wood Cir W. To the east of Lot 1 is Oaktree Dr. Various facilities are labeled: 'OFFICES', 'MED OFFICE', 'AUTO SALES', 'MISC RETAIL', 'DAYCARE', 'CELL TOWER', 'GYM', 'NURSERY', and 'DRUG STORE'. A callout points to Lot 1 with the label 'SITE'.

LEGEND  R-1  R-2  R-3  R-4  R-5  H-B  B-1  LB-2  B-2  B-3  B-4  B-5  I-1  I-2

N
NT