

ATCHISON ESTATE HIGHWAY 90 **WEST SUBDIVISION**

Engineering Comments: Site is located in AE Flood Zone and FEMA designated Floodway; development must meet all FEMA requirements. Fill is not allowed without providing compensation or completing a flood study. Show Minimum FFE on plans and plat. 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-Rescue Department Comments: No comment

MAWSS Comments: No comments.

The plat illustrates the proposed 1 lot, 1.6± acre subdivision, which is located on the South side of U. S. Highway 90 West, 4/10 mile South of Swedetown Road, now within the City of Mobile corporate limits, due to the recent annexation in the Theodore area. The applicant states that the site is served by public water and individual septic systems.

The purpose of this application is to create a legal lot of record from a portion (1.6± acres) of an existing (11.5± acre) metes-and-bounds parcel. Also illustrated on the preliminary plat is a “not included” parcel (R023802091000012.001). Since the “not included” parcel is a child parcel of the parcel indentified as the intended parcel of this subdivision (R023802091000012); it should be included in this subdivision or the submission of documentation that this child parcel was created prior to this area coming under the Subdivision Regulations in June 1984, according to Mobile County Revenue Commission records.

The site fronts on U.S. Highway 90 West which is a component of the Major Street Plan with a planned 250’ right-of-way. The plat currently indicates 120-foot right-of-way width along the front of the property, with 60-foot width to centerline. Therefore, the plat should be revised to indicate the minimum building setback of 25-feet and sufficient setback to provide 125’ from the centerline of U.S. Highway 90 West.

As a means of access management, a note should be required on the Final Plat stating that Lot 1 is limited to the existing curb cut to U.S. Highway 90 West, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

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 upon the preceding, the application is recommended for Holdover until the July 2, 2009 meeting, with revisions due by June 8, 2009, to address the following:

- 1) illustration of sufficient setback to provide 125' and the 25-foot minimum building setback from the centerline of U.S. Highway 90 West;
- 2) placement of a note on the final plat stating that Lot 1 is limited to the existing curb cut to U.S. Highway 90 West, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 3) revision of the plat to label the lot with its size in square feet and acreage, or the furnishing of a table on the plat providing the same information;
- 4) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 5) either inclusion of the child parcel (R023802091000012.001) or documentation that the parceling of this child parcel from the parent parcel was created prior to this area coming under the Subdivision Regulations in June 1984, according to Mobile County Revenue Commission records.

Revised for the July 2nd meeting:

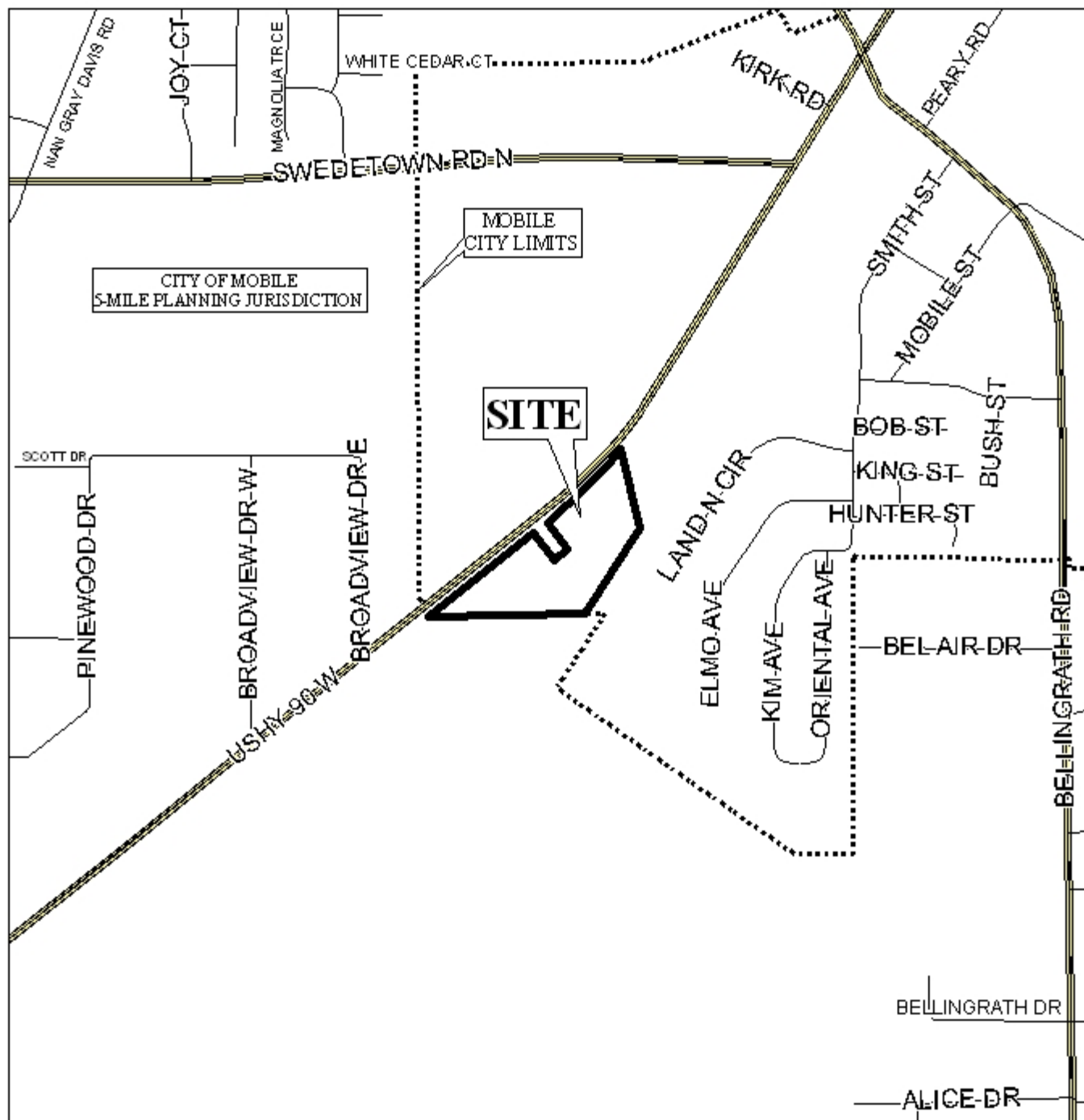
This application was held over at the June 4th meeting to allow the applicant to include the child parcel (R023802091000012.001) or documentation that the parceling of this child parcel from the parent parcel was created prior to this area coming under the Subdivision Regulations in June 1984, according to Mobile County Revenue Commission records.

The applicant submitted a letter stating that this parcel (R023802091000012.001) was deeded to Robert F. & Ernestine G. Ward on June 14, 1986, the parcel was later sold to Charlie Jones who is now deceased; therefore, the parcel is included in his estate.

Based upon the preceding, the application is recommended for Tentative Approval , subject of the following conditions:

- 1) illustration of sufficient setback to provide 125' and the 25-foot minimum building setback from the centerline of U.S. Highway 90 West;*
- 2) placement of a note on the final plat stating that Lot 1 is limited to the existing curb cut to U.S. Highway 90 West, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;*
- 3) revision of the plat to label the lot with its size in square feet and acreage, or the furnishing of a table on the plat providing the same information; and*
- 4) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.*

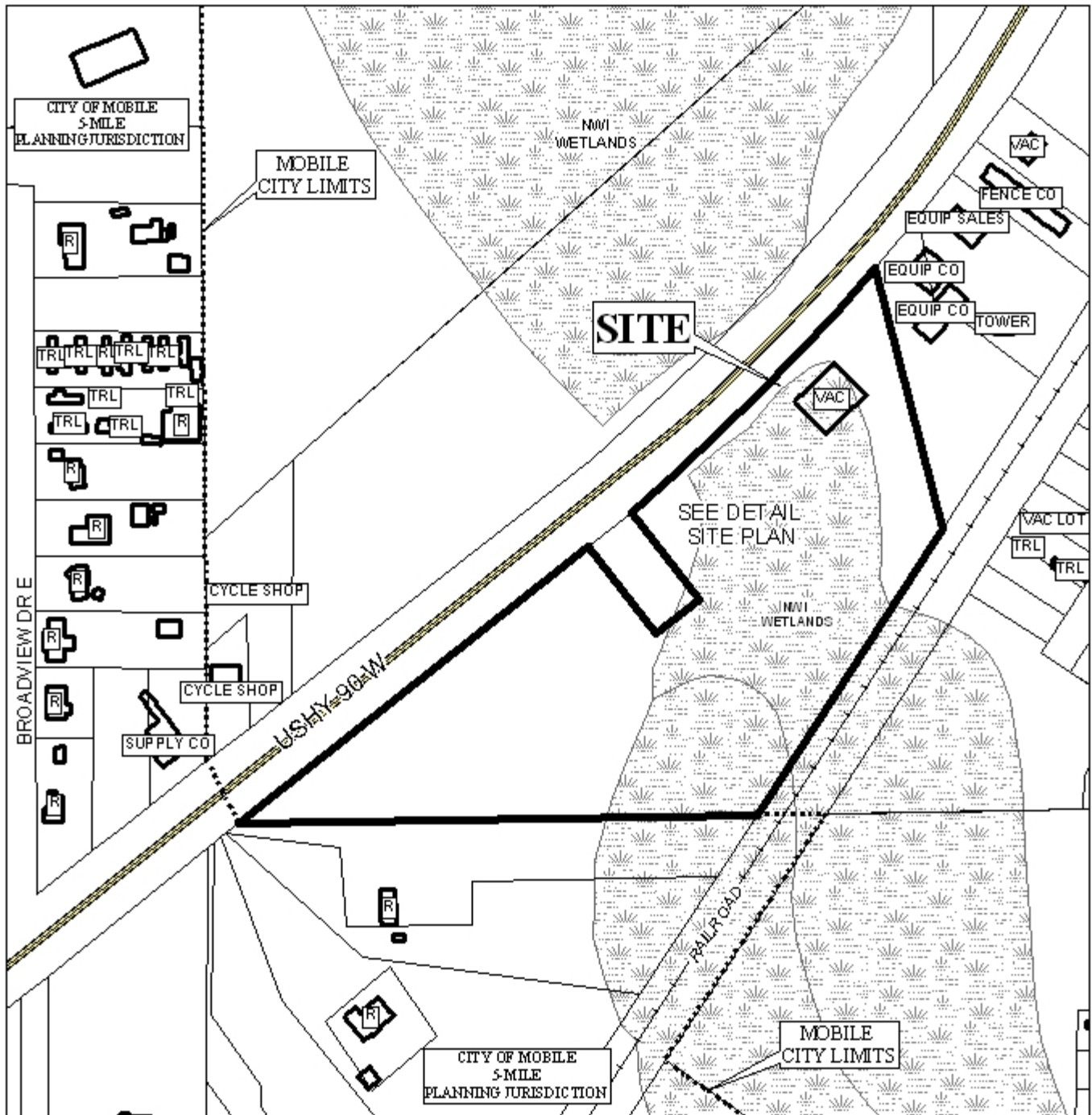
LOCATOR MAP



APPLICATION NUMBER 3 DATE July 2, 2009
 APPLICANT Atchison Estate Highway 90 West Subdivision
 REQUEST Subdivision



ATCHISON ESTATE HIGHWAY 90 WEST SUBDIVISION



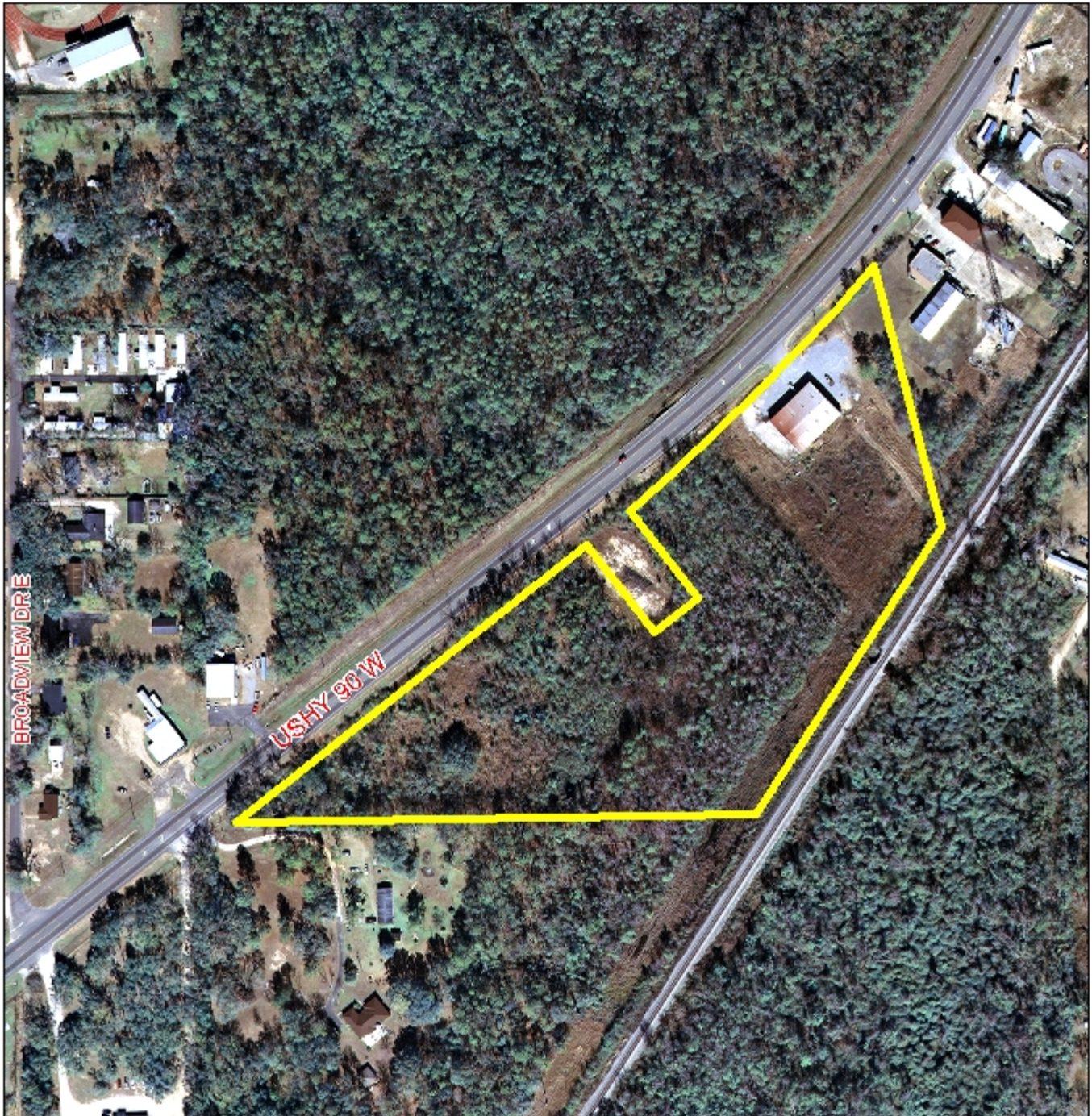
APPLICATION NUMBER 3 DATE July 2, 2009

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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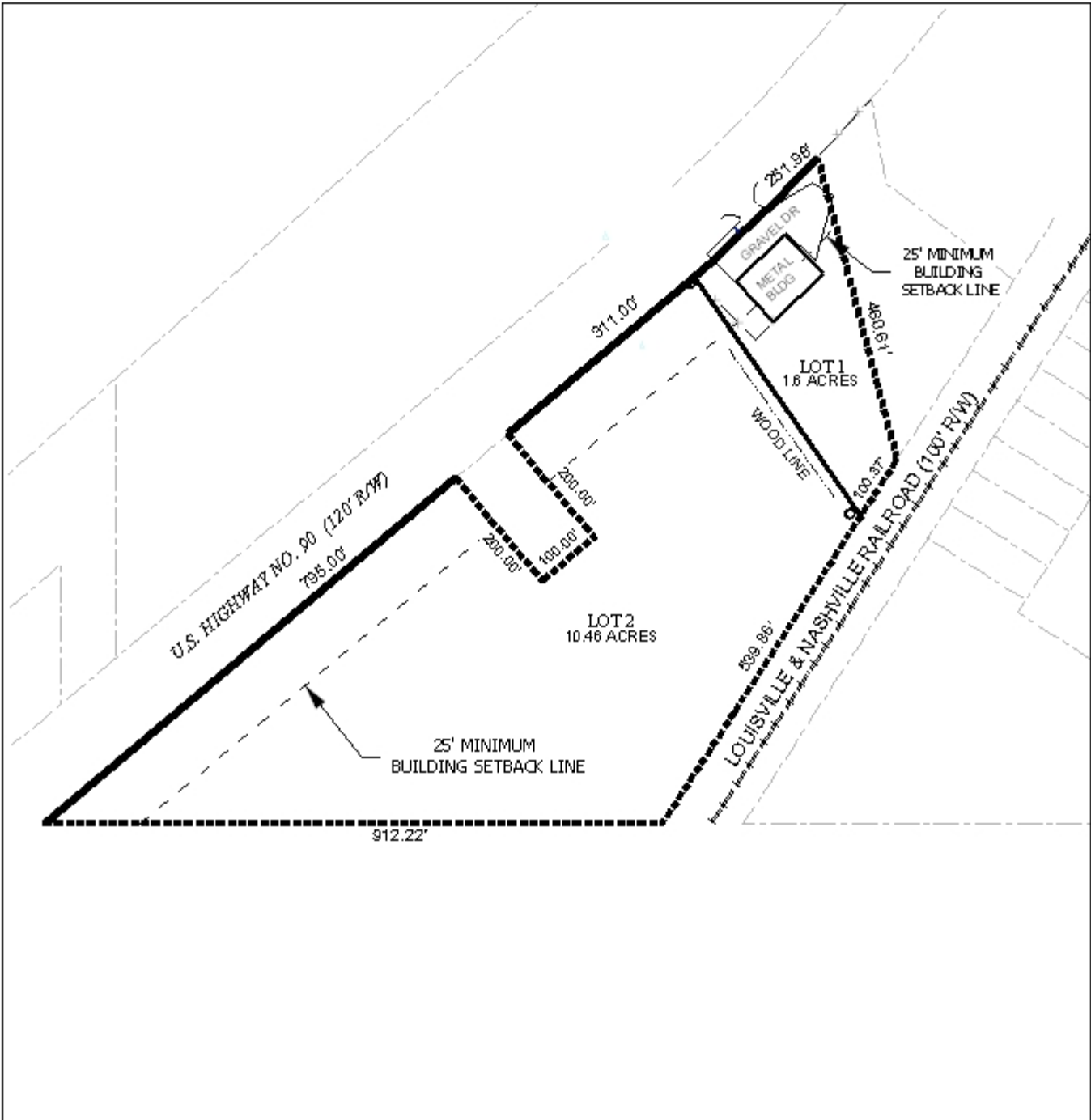
ATCHISON ESTATE HIGHWAY 90 WEST SUBDIVISION




APPLICATION NUMBER 3 DATE June 4, 2009




DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE July 2, 2009
 APPLICANT Atchison Estate Highway 90 West Subdivision
 REQUEST Subdivision

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 NTS

APPLICATION NUMBER 3 DATE July 2, 2009
 APPLICANT Atchison Estate Highway 90 West Subdivision
 REQUEST Subdivision

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