

LOS TRES AMIGOS NUMBER ONE 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, 1.8 ± acres subdivision which is located on the Southeast corner of U.S Highway 90 West and Fore Road (private 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. However, as illustrated on the Vicinity Map there is a land-locked parcel to the rear of the proposed preliminary plat. It appears that the land-locked parcel was created after 1984, but without going through the Subdivision process. Therefore, the parcel should be included into the proposed subdivision.

The site fronts U. S. Highway 90, 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 250-feet. The plat does not indicate the existing right-of-way width along the site. Therefore, dedication sufficient to provide a minimum of 125-feet from centerline should be required.

As U. S. Highway 90 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 (255-feet) and the proposed configuration, a maximum of two curb cuts, with the size, location and design to be approved by County Engineering and ALDOT should be required. Additionally, as the site is adjacent to Fore Road which is a private road access, should be denied to this private road.

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 is recommended for Holdover until the May 3rd meeting, with revisions due by April 9th, so that the following can be addressed: 1) provision of documentation to show that parcel

R023802032000006.005. was created prior to 1984, or inclusion of the parent parcel and subsequent divisions that occurred after 1984 as part of the Subdivision application, with additional labels and postage as necessary.

Revised for the May 3rd meeting:

No additional information or documentation was submitted as requested (documentation to show that parcel R023802032000006.005 was created prior to 1984, or inclusion of the parent parcel and subsequent divisions that occurred after 1984 as part of the Subdivision application, with additional labels and postage as necessary).

Therefore, the application for Subdivision is recommended for denial for the following reason:

- 1. the plat does not include all of the original parent parcel, or parcels divided after 1984, and thus is not in compliance with the Subdivision Regulations.*

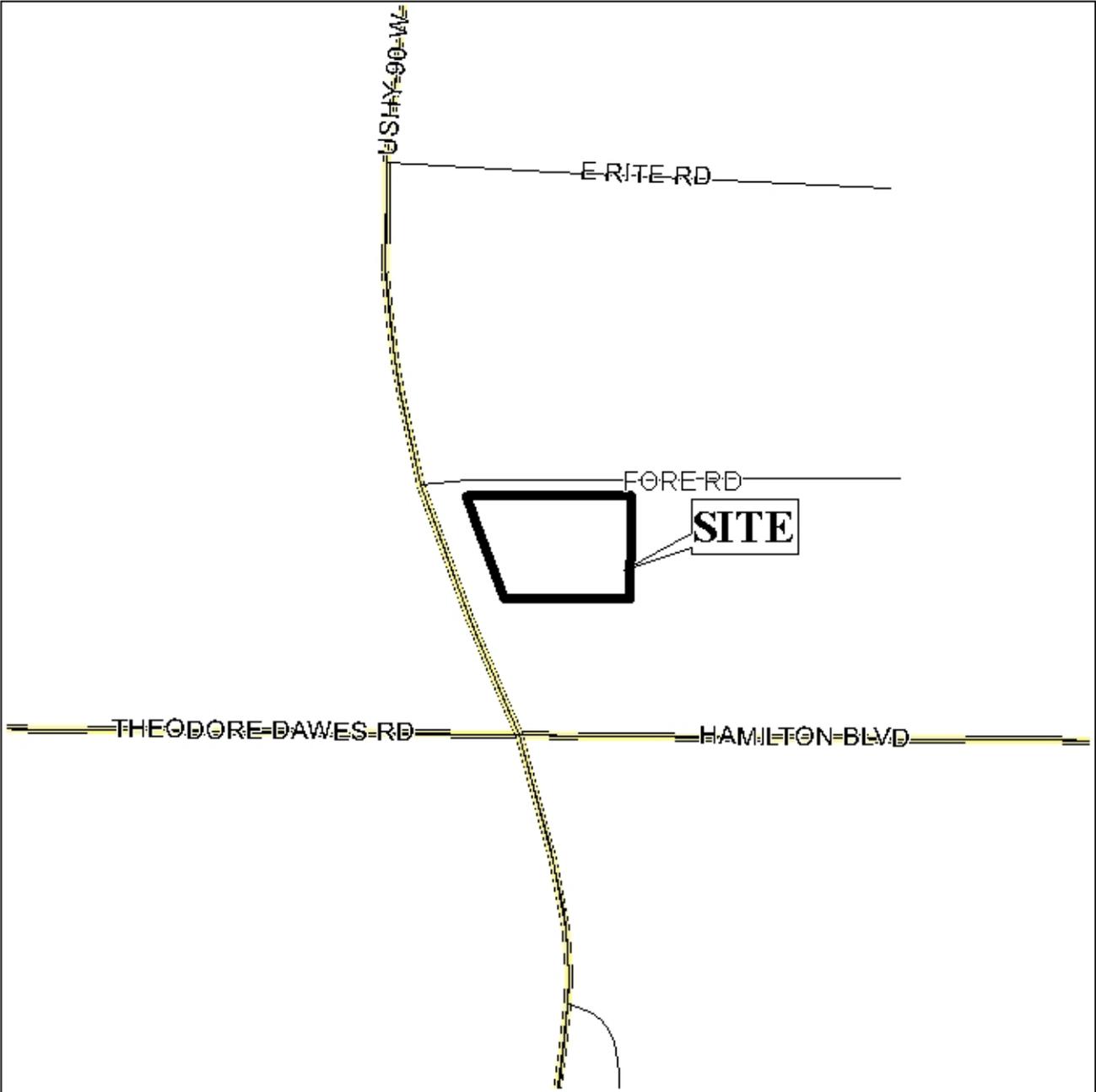
Revised for the May 17th meeting:

Information and documentation was submitted as requested (documentation stating that the owner of parcel R023802032000006.005) does not want to participate in or be a part of “Los Tres Amigos Number One Subdivision”.

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 125-feet from centerline of U. S. Highway 90;*
- 2) placement of a note on the final plat stating that the development is limited to a maximum of two curb cuts to U. S. Highway 90, with the size, location and design to be approved by County Engineering and ALDOT;*
- 3) the placement of a note on the Final Plat denying access to Fore Road (private drive);*
- 4) 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;*
- 5) 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*
- 6) placement of the required minimum building setback line on the final plat.*

LOCATOR MAP



APPLICATION NUMBER 6 DATE May 17, 2007

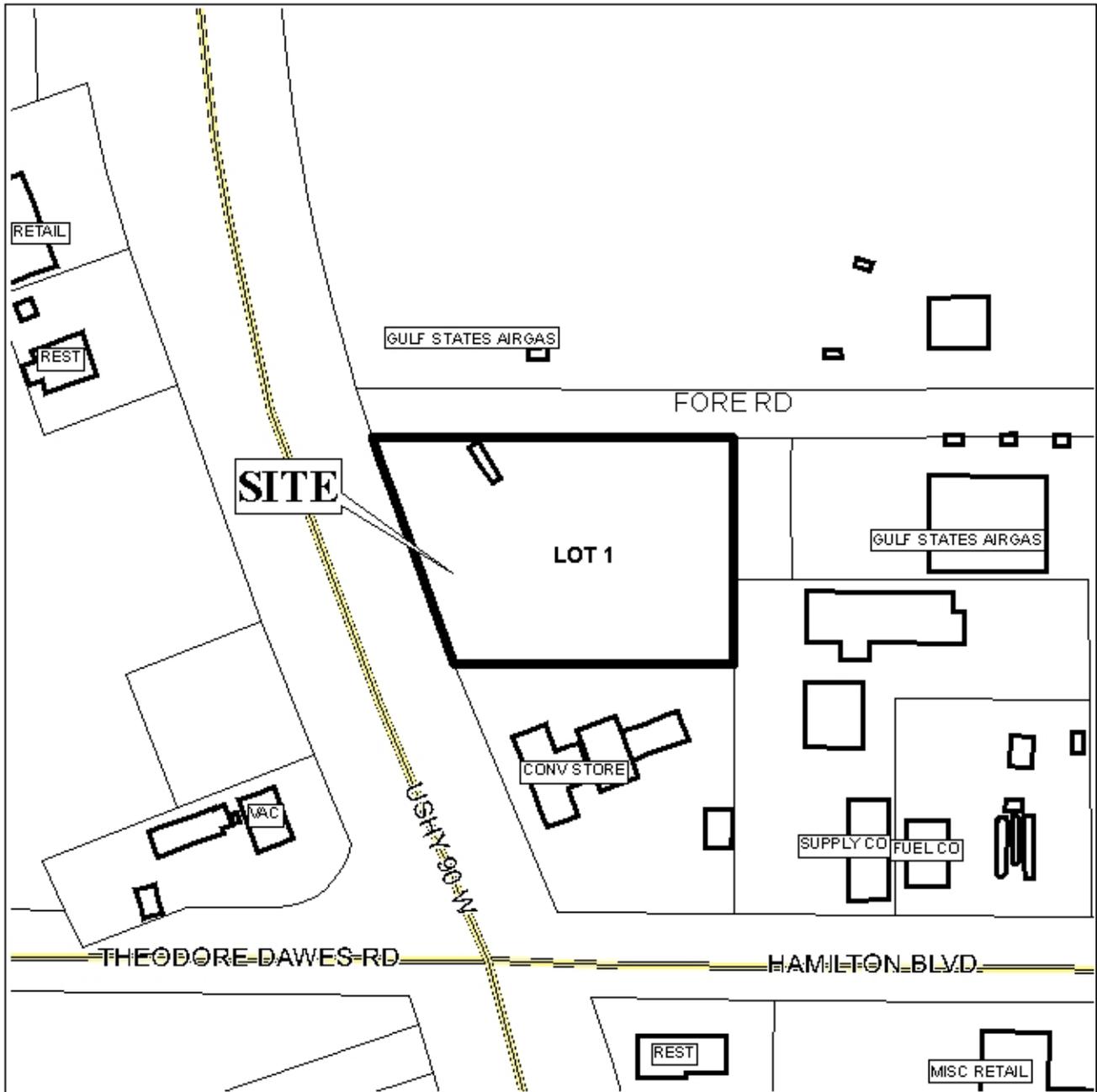
APPLICANT Los Tres Amigos Number One Subdivision

REQUEST Subdivision



NTS

LOS TRES AMIGOS NUMBER ONE SUBDIVISION



APPLICATION NUMBER 6 DATE May 17, 2007

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	



NTS