

O'REILLY-THEODORE SUBDIVISION

Engineering Comments: Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT 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 projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWSS Comments: No comments submitted.

The plat illustrates the proposed 1 lot, 1.2± acres subdivision located on the West side of U.S. Highway 90 West, 150'± South of Carol Plantation Road, in Council District 4 and within the recently annexed Theodore area. The subdivision is served by public water and sanitary services.

The purpose of this application is to create a legal lot of record from two existing metes-and-bounds parcels which appear to have been created prior to this area coming under the Subdivision Regulations in June 1984, according to Mobile County Revenue Commission records. The application is similar to one which was approved in September, 2008, but which expired.

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 indicates a current varying right-of-way width along the front of the property, with a 52' width to centerline at one point. Therefore, the plat should be revised to indicate the current right-of-way width along the site with the dedication of sufficient right-of-way to provide 125' from the centerline of U.S. Highway 90 West.

No building setback line is indicated on the plat; therefore the plat should be revised to indicate a 25' minimum building setback line along U.S. Highway 90 West as measured from any required right-of-way dedication.

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

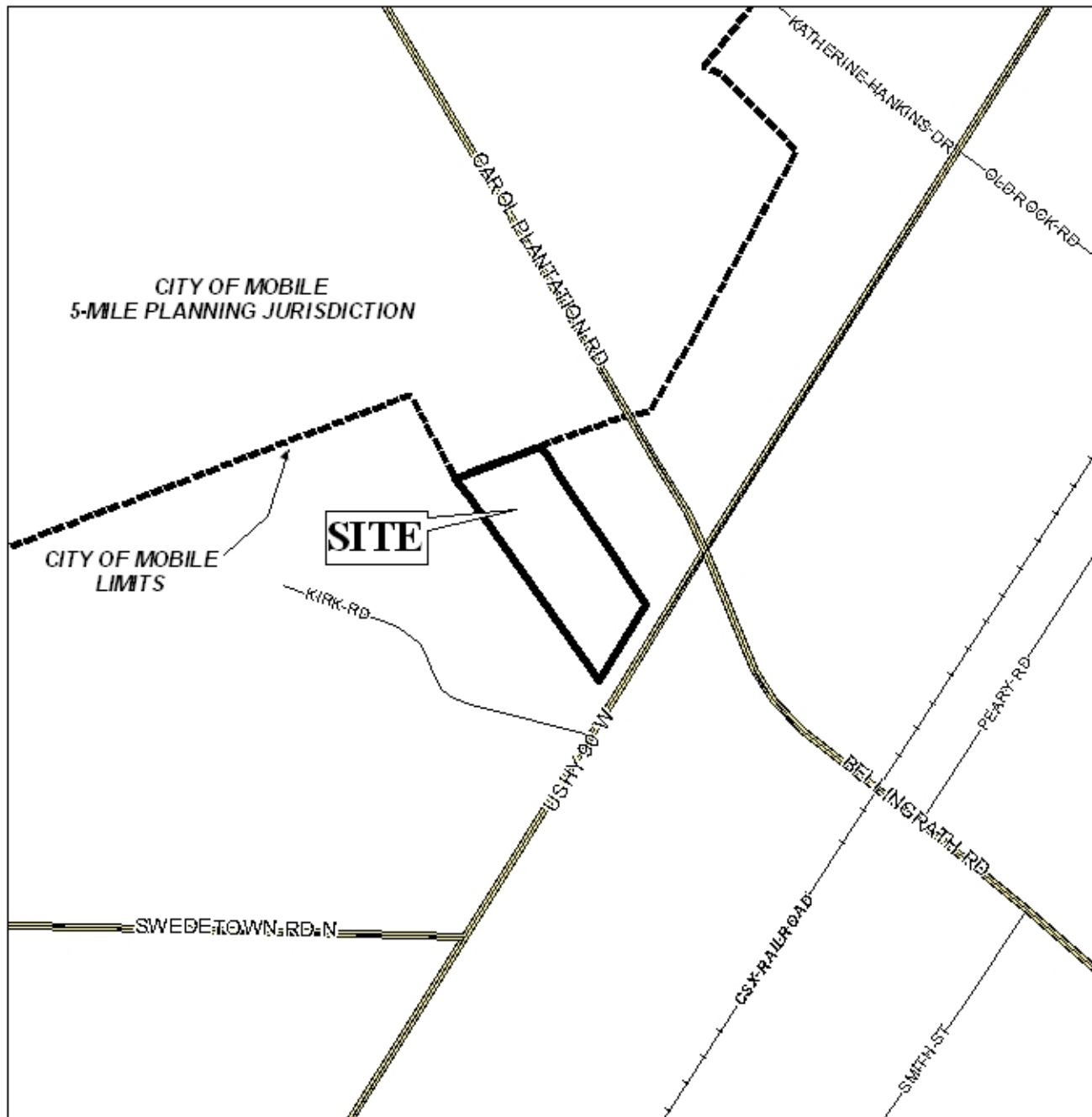
The lot is labeled on the plat with its area in acres. This should be revised to also include square feet and acres on the Final Plat, after any required dedication, or a table should be furnished on the Final Plat providing the same information.

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, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to indicate the current right-of-way width along U.S. Highway 90 West, and dedication of sufficient right-of-way to provide 125' from the centerline of U.S. Highway 90 West;
- 2) illustration of the 25' minimum building setback line along U.S. Highway 90 West, as measured from any required dedicated right-of-way;
- 3) placement of a note on the Final Plat stating that the subdivision is limited to one curb cut to U.S. Highway 90 West, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) revision of the plat to label the lot with its size in square feet and acreage, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 5) 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
- 6) subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer).*

LOCATOR



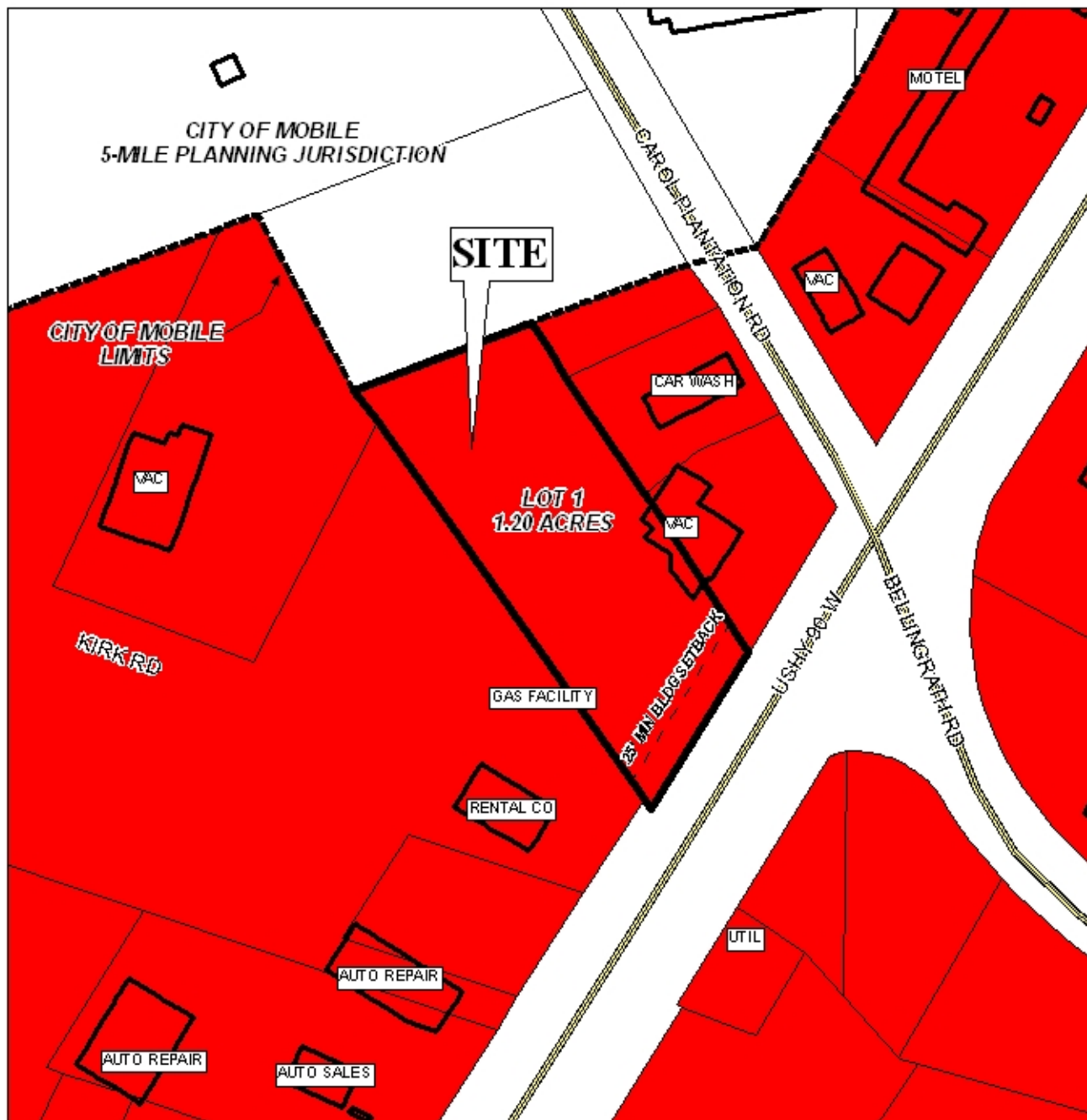
APPLICATION NUMBER 12 DATE January 21, 2010

APPLICANT O'reilly-Theodore Subdivision

REQUEST Subdivision



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