

RANDALL COMMERCIAL PARK SUBDIVISION

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

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code. All projects within the Mobile County Fire Jurisdiction must comply with the 2006 International Fire Code, as adopted.

Mobile Area Water and Sewer System 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 application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 20-lot, 9.0± acres subdivision which is located on the North side of Larue Steiner Road, 400'± West of U.S. Highway 90 West, extending to the West side of U.S. Highway 90 West, 695'± North of Larue Steiner Road. The subdivision, which is located outside the Mobile City Limits, is served by public water and sanitary sewer service.

The purpose of this application is to create a 20-lot subdivision from a metes and bounds parcel which contains an existing lot of record. The plat is a slightly-expanded version of a plat which was approved in August, 2005, but was never recorded.

The site fronts Larue Steiner Road, which has an 80' right-of-way, and U.S. Highway 90, which has a varying right-of-way, which appears to be 180' in this vicinity. U.S. Highway 90 is illustrated on the Major Street Plan with a proposed 250' right-of-way; as such dedication of sufficient right-of-way to provide 125' from the centerline of the highway would be required, and would be satisfied by the 35' dedication shown on the plat; however, the dedication should be revised to provide dedication to Mobile County, not the City of Mobile, since the site is in the County.

The plat indicates what is probably a minimum building setback line, although it is not labeled as such; therefore, the plat should be revised to depict a 25' minimum building setback line along all street frontages. The setback line along U.S. Highway 90 should be measured from the dedicated right-of-way line.

No lot sizes in square feet were indicated on the plat; therefore the final plat should be revised to label each lot with its size in square feet, or a table depicting the same information should be provided.

As the subdivision involves the creation of a new street, construction and dedication of the street to County Engineering standards would be required. Dedication of 25' radii at the intersections with U.S. Highway 90 and Larue Steiner Road should also be required; and a temporary

turnaround at the North end of the new street should be required until such time as the new street connects to the highway. The placement of a note on the final plat stating that proposed Lots 1 and 20 are denied direct access to U.S. Highway 90 should also be required.

The plat depicts two detention/common areas; thus a note should be required on the final plat stating that maintenance of these areas will be the responsibility of the property owners.

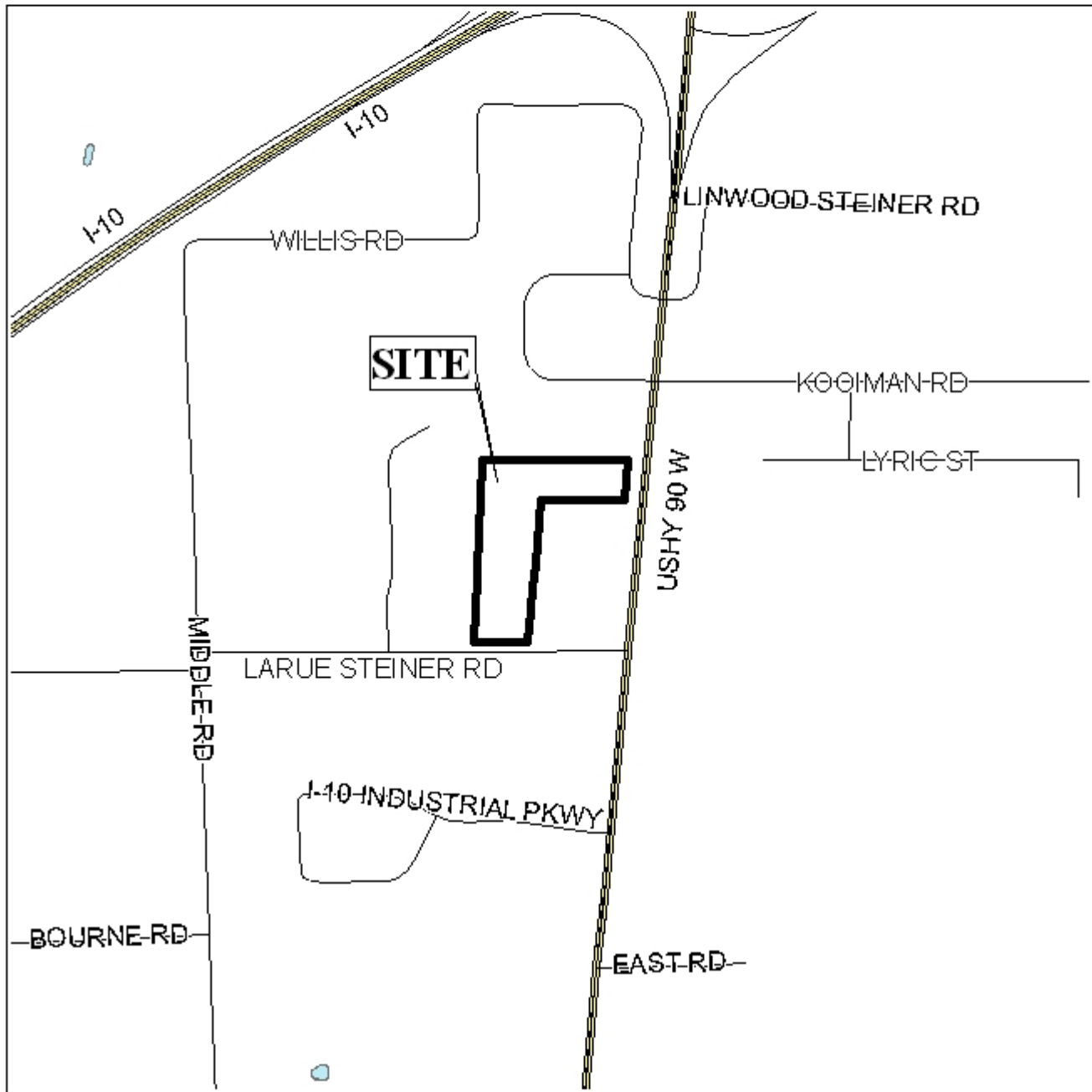
The property is located in the County; thus a note should be required on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The site is in the unincorporated part of Mobile County; nevertheless, development should be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances. Submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits should be required. Certification should be submitted to the Planning Section of Urban Development and County Engineering.

The plat meets the minimum requirements of the Subdivision Regulations, and is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of right-of-way to provide 125' from the centerline of U.S. Highway 90, as shown on the plat;
- 2) correction of the dedication along U.S. Highway 90 to read "dedicated to Mobile County", or "dedicated to the State of Alabama";
- 3) depiction and labeling of the 25' minimum building setback line along all street frontages, with the setback along U.S. Highway 90 measured from the dedication line;
- 4) the labeling of each lot to indicate its size in square feet, or provision of a table on the plat with the same information;
- 5) the construction and dedication of the new street to County Engineering standards;
- 6) dedication of 25' radii at the intersections with U.S. Highway 90 and Larue Steiner Road;
- 7) the construction of a temporary turnaround at the North end of the new street, until the street connects to U.S. Highway 90;
- 8) the placement of a note on the final plat stating that Lots 1 and 20 are denied direct access to U.S. Highway 90;
- 9) the placement of a note on the final plat stating that maintenance of detention/common areas will be the responsibility of the property owners;
- 10) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- 11) the provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat.

LOCATOR MAP



APPLICATION NUMBER 26 DATE August 16, 2007

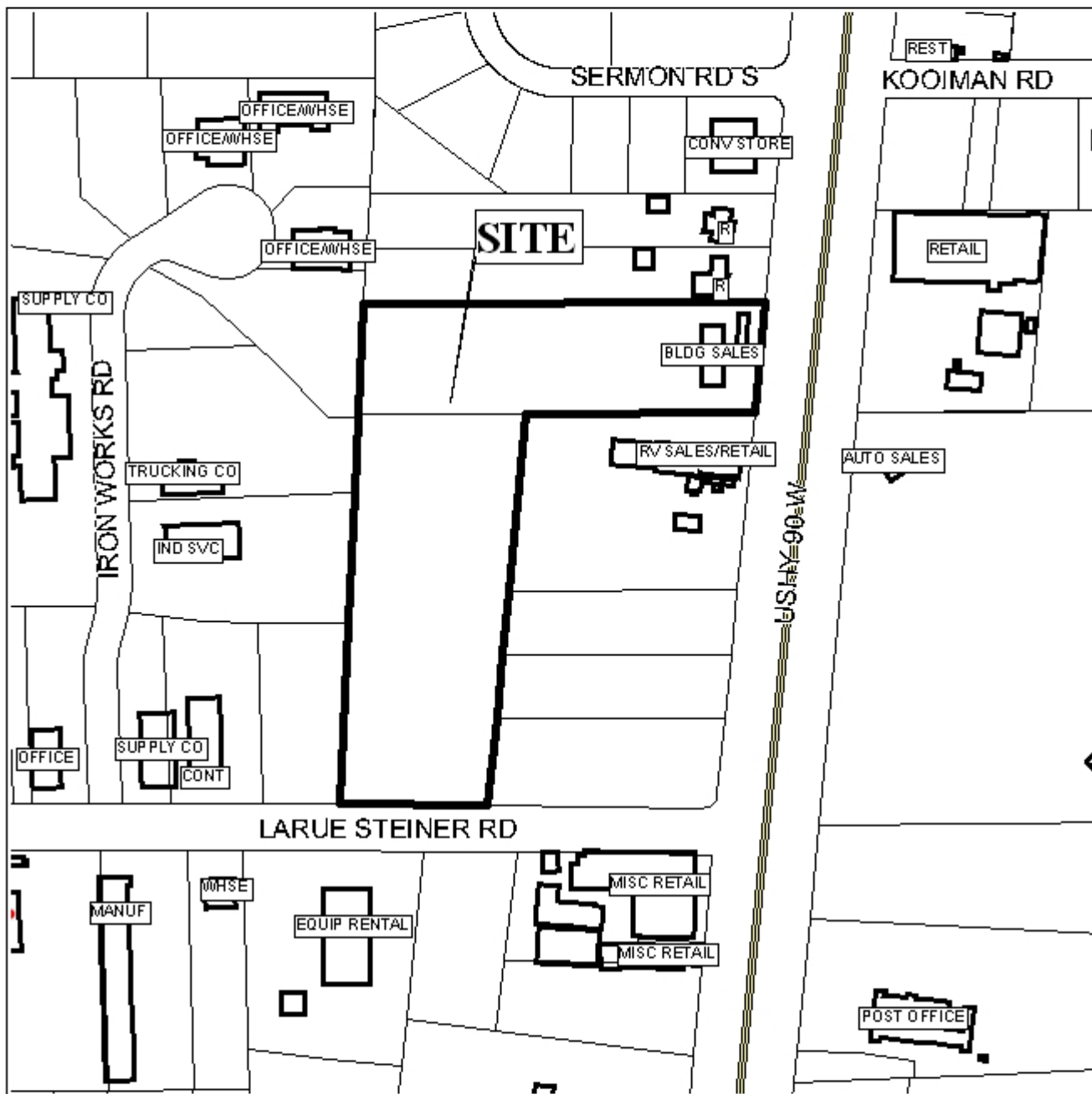
APPLICANT Randall Commercial Park Subdivision

REQUEST Subdivision



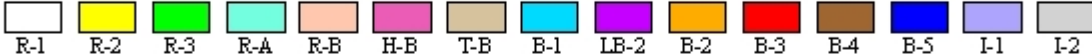
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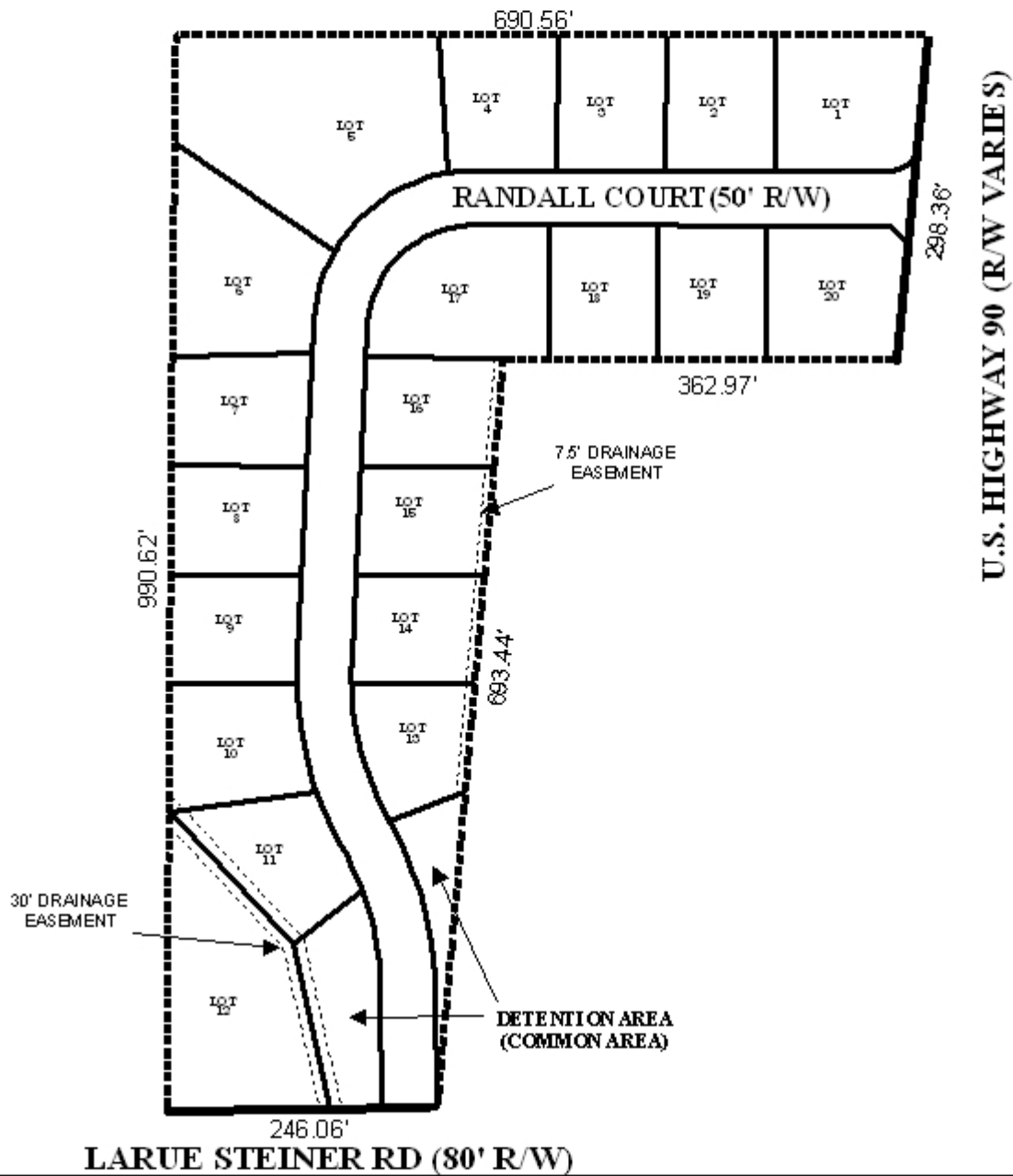
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LEGEND



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 26 DATE August 16, 2007
 APPLICANT Randall Commercial Park Subdivision
 REQUEST Subdivision



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