

## **DEER PORT COMMERCE PARK II SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWWS 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 1 lot, 94.3± acre subdivision which is located at 7570 Lake Road (Southwest corner of Lake Road South and Middle Road), and is within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and public sewer.

The purpose of this application is to create 1 (one) legal lot of record from three existing legal lots of record. The site is undeveloped; with some dredge spoil areas, and some wooded areas.

The proposed site as illustrated has frontage along Middle Road and Lake Road. Middle Road is a Major Street as shown on the Major Street Plan Component of the Comprehensive Plan up to the intersection with Lake Road South. The Plan requires a right-of-way width of 100 feet for the portion of the roadway on the Plan. Middle Road is depicted with a current right-of-way providing 50 feet from the centerline; therefore, no dedication would be required.

As previously noted the site also fronts Lake Road South, a minor street, not provided with curb and gutter. A right-of-way of 60 feet is required, and, as such, dedication to provide sufficient right-of-way of 30-feet from the centerline of Lake Road South, would be required. The public right-of-way portion of Lake Road South which is South of Middle Road ends 800 feet from the intersection where the roadway becomes a private accessway for the Alabama State Docks site at the former Navy Homeport. Given the unique industrial nature of the site, and the fact that a turnaround is provided on the State Docks property (at the Security Station), a waiver of the cul-de-sac requirements in Section V.B.14. for closed end street could be appropriate where the public right-of-way portion of Lake Road South ends. Due to the nature of the area the development should be limited to two curb cuts to Middle Road and one curb cut to Lake Drive South with the size, design, and exact location of all curb cuts to be approved by County Engineering and conform to AASHTO standards.

At the intersection of Lake Road South and Middle Road, curb radii should be dedicated in compliance with Section V.B.16. of the Subdivision Regulations regarding Curb Radii.

The 25-foot minimum building setback line is depicted on the preliminary plat, and should be retained on the Final Plat along all public rights-of-way. The lot size depicted should be revised to indicate the lot size exclusive of any required dedications.

While the site is located within the Planning Jurisdiction, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat, if approved, stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

Most of the site is located within FEMA designated floodplains. The presence of floodplains indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

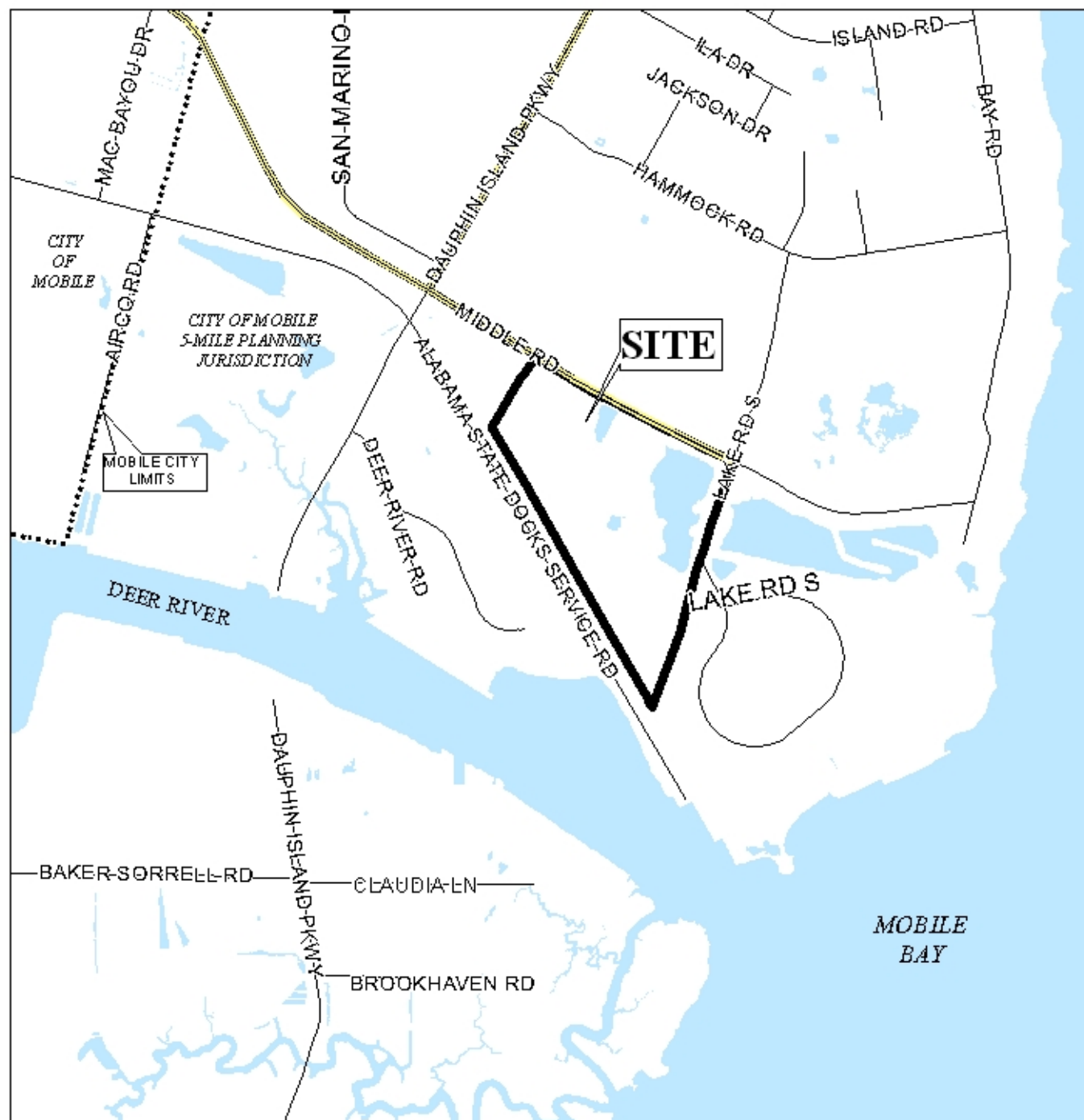
Based upon the preceding, the application is recommended for tentative approval subject to the following conditions:

- 1) dedication of right-of-way sufficient to provide 30-feet as measured from the centerline along Lake Road South;
- 2) depiction of dedications required for compliance with Section V.B.16. of the Subdivision Regulations regarding Curb Radii at public right-of-way intersection;
- 3) placement of a note on the Final Plat stating that the development is limited to two curb cuts to Middle Road and one curb cut to Lake Road South with the size, design, and exact location of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 4) revision of the lot size to reflect any required right-of-way dedications;
- 5) retention of the 25-foot minimum building line setback on the Final Plat along all public rights-of-way; and
- 6) placement of a note on the Final Plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm

water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;

- 7) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies for floodplain and wetland issues is required prior to the issuance of any permits or land disturbance activities;
- 8) 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,
- 9) 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.8 of the Subdivision Regulations.

## LOCATOR MAP



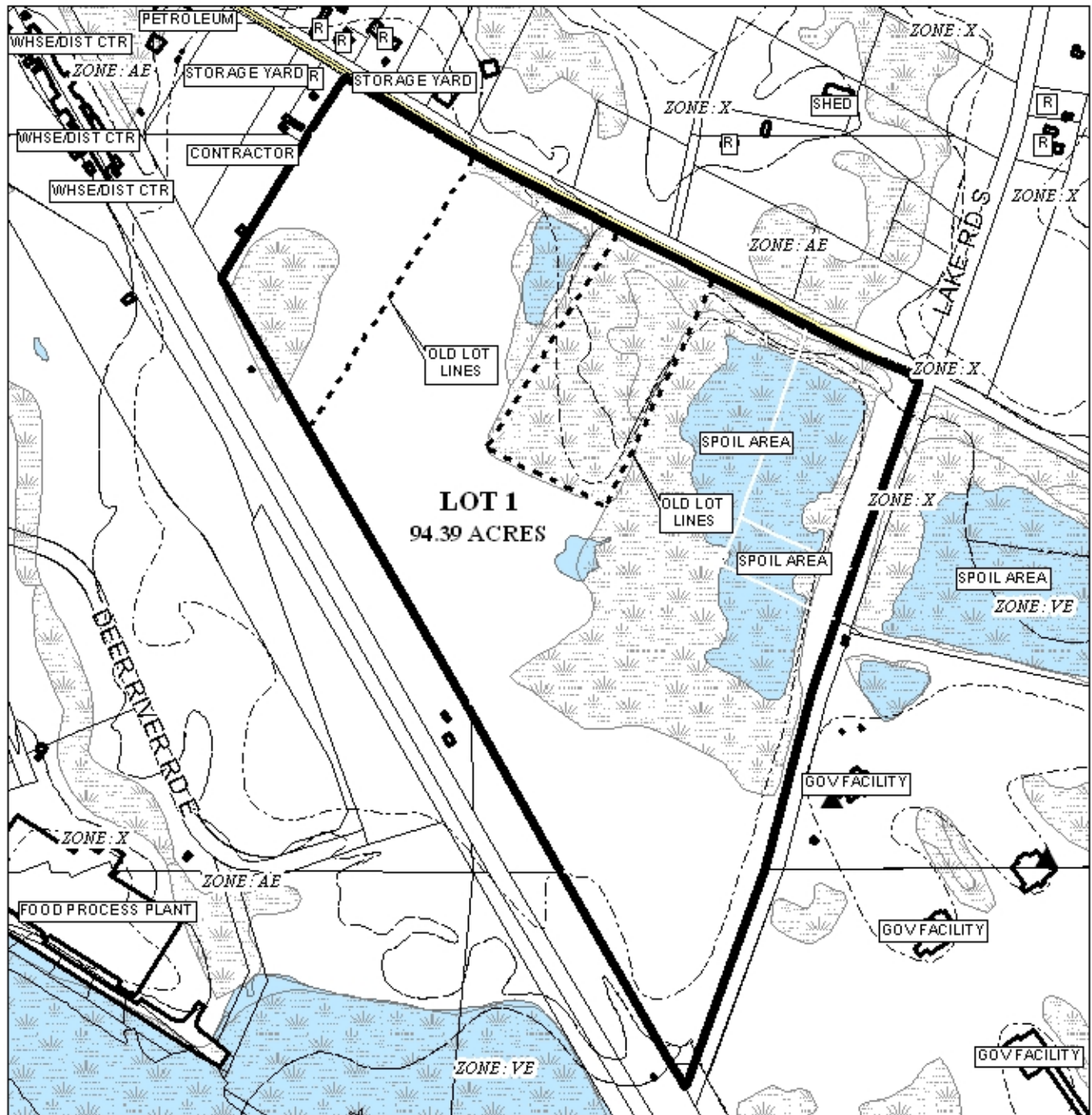
APPLICATION NUMBER 1 DATE November 3, 2011

APPLICANT Deer Port Commerce Park II Subdivision

REQUEST Subdivision



# DEER PORT COMMERCE PARK II SUBDIVISION



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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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