

## **R&R COMMERCIAL PARK SUBDIVISION,** **RESUBDIVISION OF LOTS 14 & 15**

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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 1-lot, 1.2± acre subdivision which is located on the Northeast corner of Bellingrath Drive and Bellingrath Drive West. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and sewer systems. The purpose of this application is to create one legal lot of record from two legal lots of record and include an easement recently approved for vacation by the Planning Commission at its March 17, 2016 meeting.

The subject site is part of a commercial park that was approved by the Planning Commission at its January 2, 2002 meeting. The Planning Commission initially approved a 17-lot subdivision; however, there have been various resubdivisions of the commercial park site over the years.

Currently, there is a 15' drainage and utility easement depicted on the East side of the subject site and a 7.5' drainage and utility easement depicted on the North side of the subject site, which, if approved, should be retained on the Final Plat. If approved, a note should be placed on the Final Plat stating that no structures are to be erected in any easement.

As stated previously, the Planning Commission has approved the vacation of an easement on the site, but it must also be approved by the Mobile County Commission prior to the signing of the Final Plat, if approved.

The proposed lot fronts both Bellingrath Drive and Bellingrath Drive West, paved minor streets without curb and gutter. As paved minor streets without curb and gutter, each street requires a 60' wide right-of-way width. The existing right-of-way width for each street is depicted as 60' on the preliminary plat and, if approved, should be retained on the Final Plat.

The 25-foot minimum building setback line is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lot exceeds the 7,200 square foot minimum lot size requirement for lots served by public water and private sanitary sewer systems. The lot size information is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that the lot is limited to one curb cut each to Bellingrath Drive and Bellingrath Drive West, with the size, design and location of each curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

This site is located in the County; therefore, 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. A note should be placed on the Final Plat, if approved.

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

- 1) Placement of a note on the Final Plat stating that no structures shall be erected in any easement;
- 2) Retention of the 25-foot minimum building setback line on the Final Plat;
- 3) Retention of the lot size information in both square and in acres on the Final Plat;
- 4) Placement of a note on the Final Plat stating that the proposed Lot 1 is limited to one curb cut each to Bellingrath Drive and Bellingrath Drive West, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) Placement of a note on the Final Plat stating this site is located in the County, and therefore 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;
- 6) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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.);*
- 7) Compliance with Fire Comment: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC);and*
- 8) Approval of the easement vacation by the Mobile County Commission prior to the signing of the Final Plat.

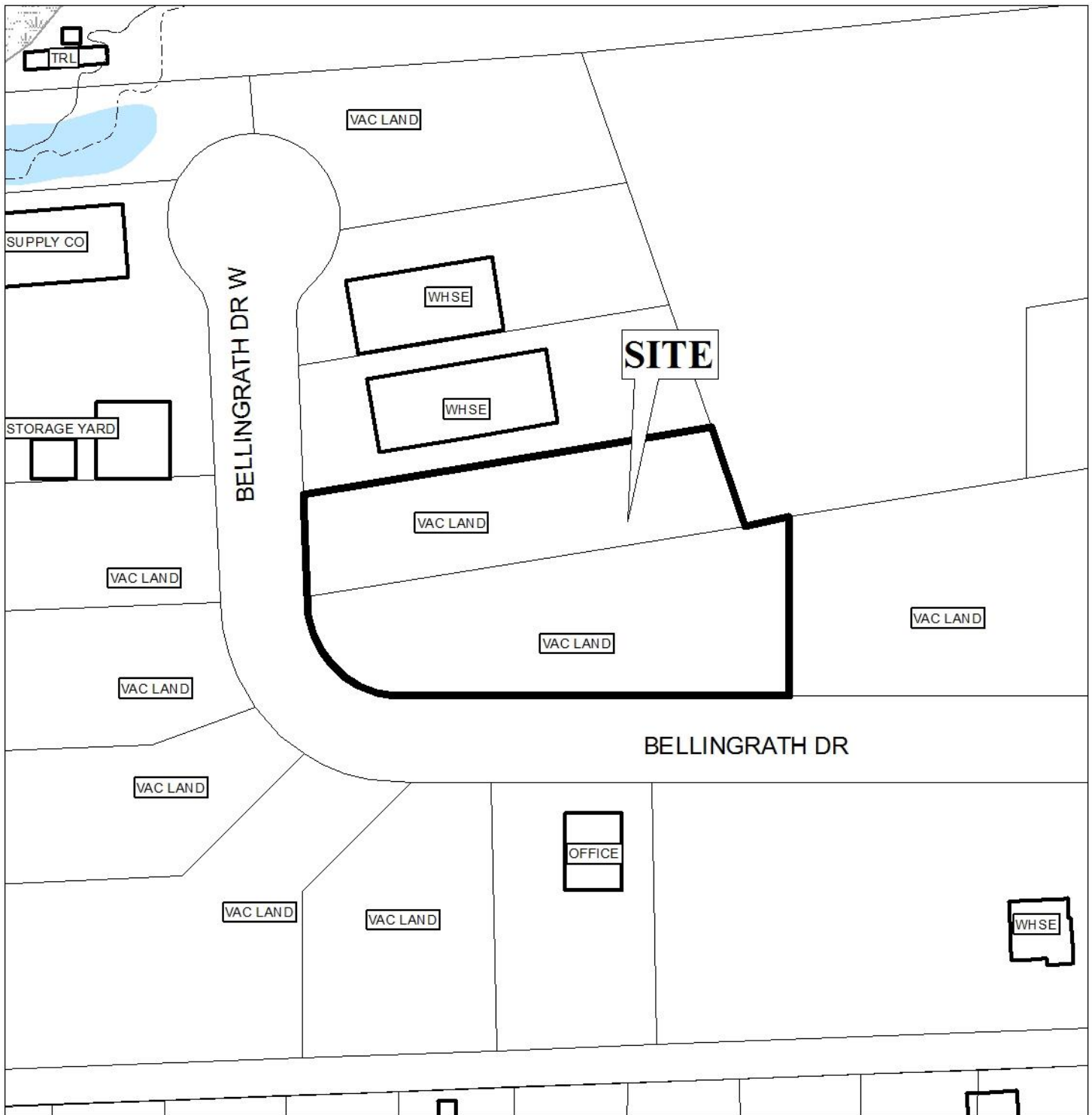
# LOCATOR MAP



APPLICATION NUMBER 4 DATE May 5, 2016  
 APPLICANT R & R Commercial Park Subdivision, Resubdivision of Lots 14 & 15  
 REQUEST Subdivision



# R & R COMMERCIAL PARK SUBDIVISION RESUBDIVISION OF LOTS 14 & 15



APPLICATION NUMBER 4 DATE May 5, 2016

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6





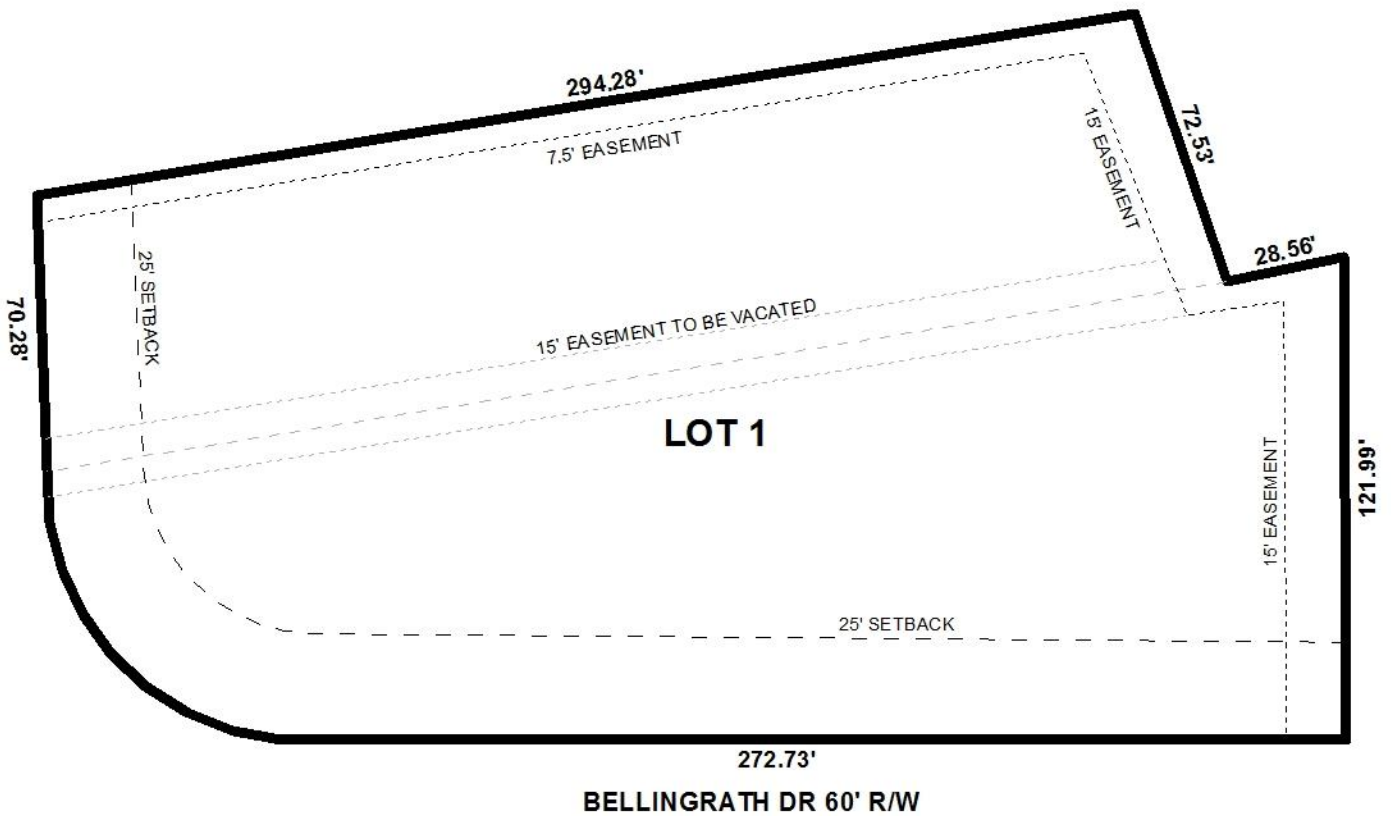
# R & R COMMERCIAL PARK SUBDIVISION RESUBDIVISION OF LOTS 14 & 15



APPLICATION NUMBER 4 DATE May 5, 2016



# DETAIL SITE PLAN



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REQUEST Subdivision

