

## **AZALEA BUSINESS PARK SUBDIVISION**

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 24-lot, 11.5± acre subdivision which is located on the South side of Moffett Road, 120'± East of the East terminus of Blackwell Nursery Road South. The subdivision is served by city water and sewer provided by South Alabama Utilities.

The purpose of this application is to create a 24-lot subdivision from a metes and bounds parcel.

The site fronts Moffett Road, a planned major street, and the existing right-of-way is illustrated as variable. The Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of adequate right-of-way to provide 50-feet from the centerline of Moffett Road should be required. Additionally, since the site will have approximately 400-feet of road frontage on a major street, access management is a concern; therefore, a note should be placed on the final plat stating that Lots 1 and 24 are denied access to Moffett Road.

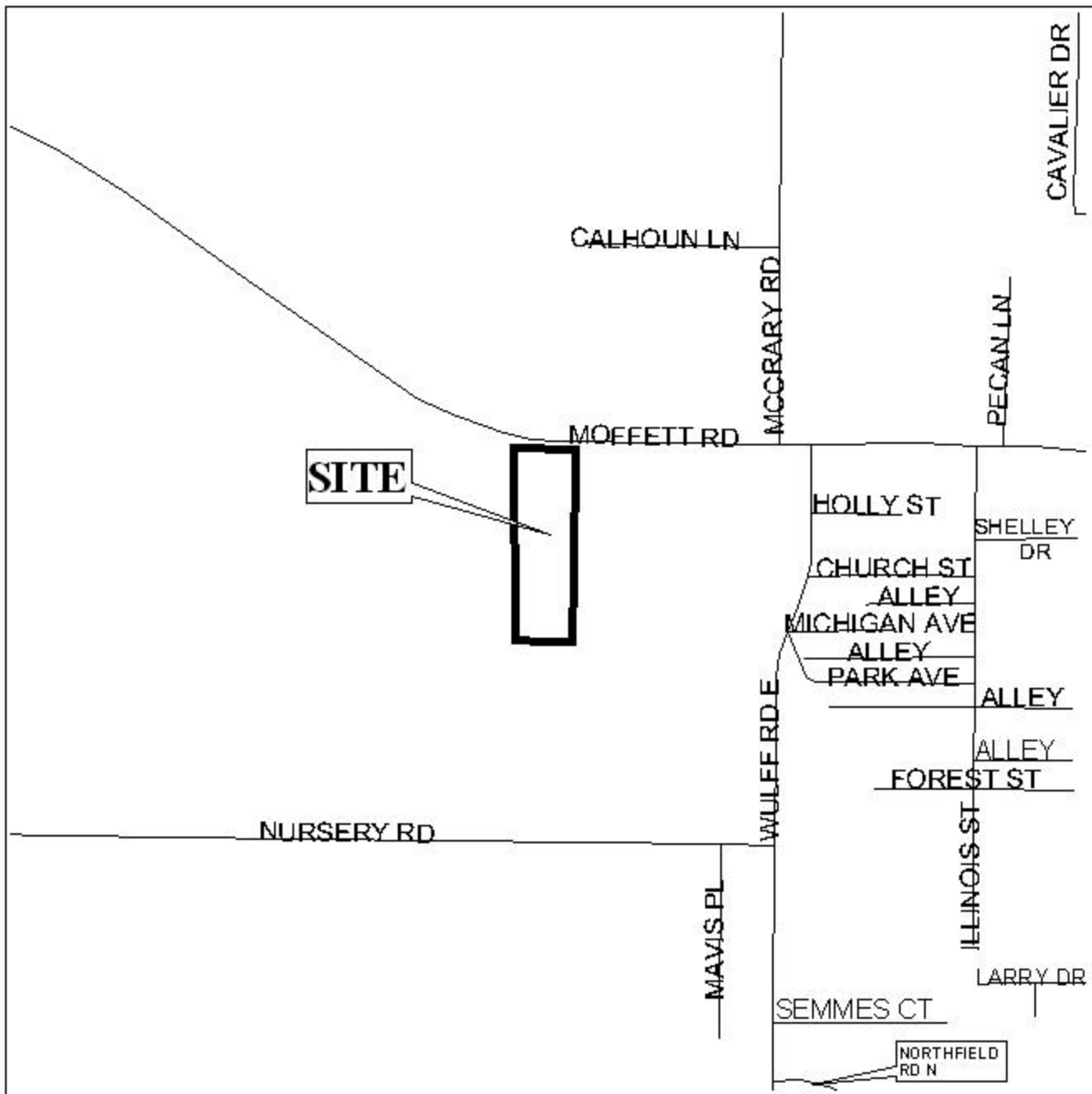
Section V.B.6 of the Subdivision Regulations states that a closed end street shall not be longer than 600-feet. As proposed, the subdivision does not comply with the Regulations by providing a street stub to the East and West as required. However, adjacent to the West is a large pond and to the East is a large nursery; therefore, a waiver of the street stub requirement would be appropriate.

Since the site is located in the County, a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property, shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The required twenty-five foot minimum building setback lines are not illustrated, but will be required on the final plat.

With modifications and a waiver of Section V.B.6. (street stub), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of the necessary right-of-way to provide 50-feet from the centerline of Moffett Road; 2) placement of a note on the final plat stating that Lots 1 and 24 are denied direct access to Moffett Road; 3) the placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7., will be provided where the site adjoins residentially developed property; 4) placement of the required 25-foot minimum building setback line on the final plat; and 5) the construction and dedication of the proposed street to county standards.

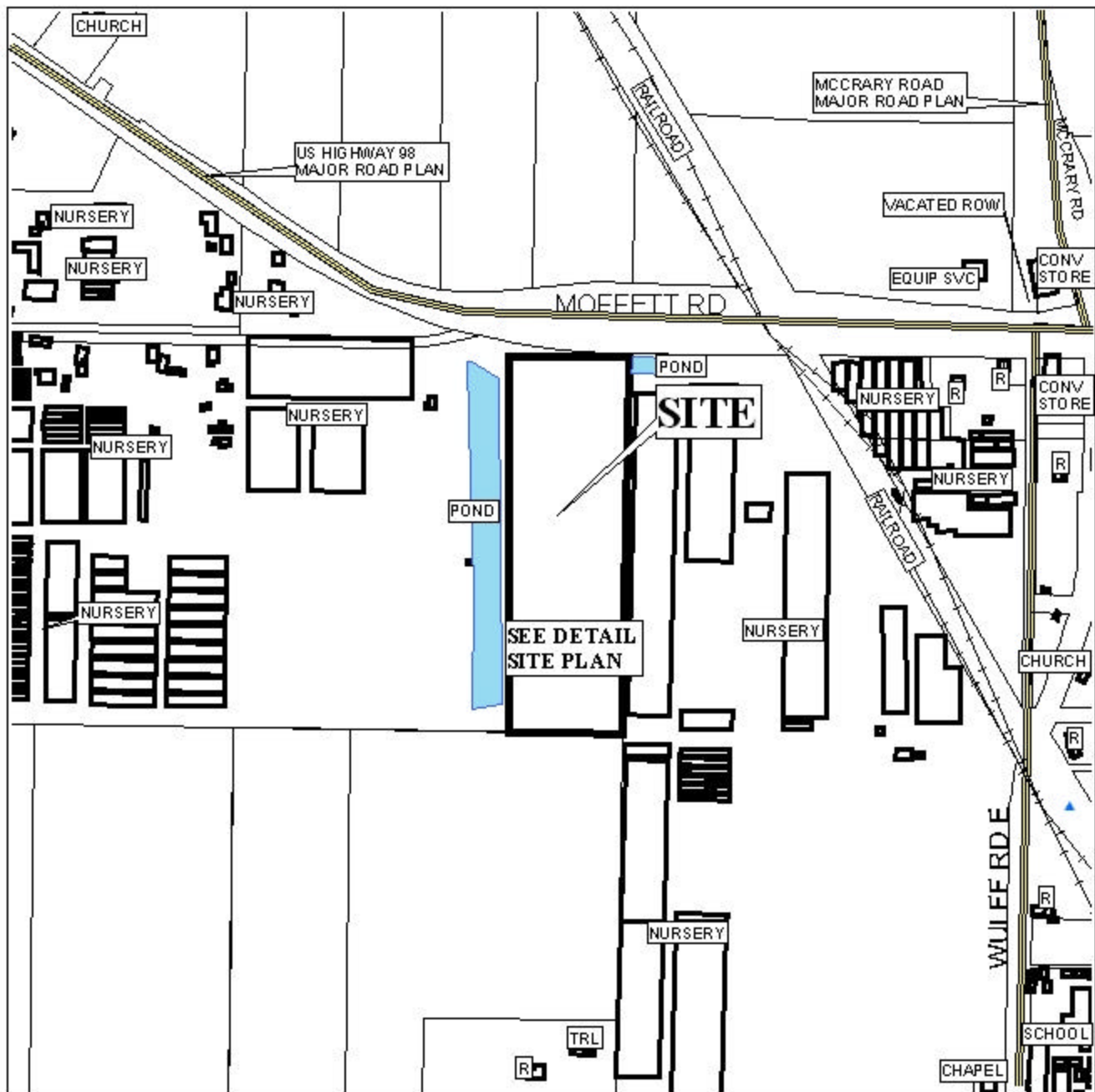
## LOCATOR MAP



APPLICATION NUMBER 7 DATE November 6, 2003  
APPLICANT Azalea Business Park Subdivision  
REQUEST Subdivision



# AZALEA BUSINESS PARK SUBDIVISION



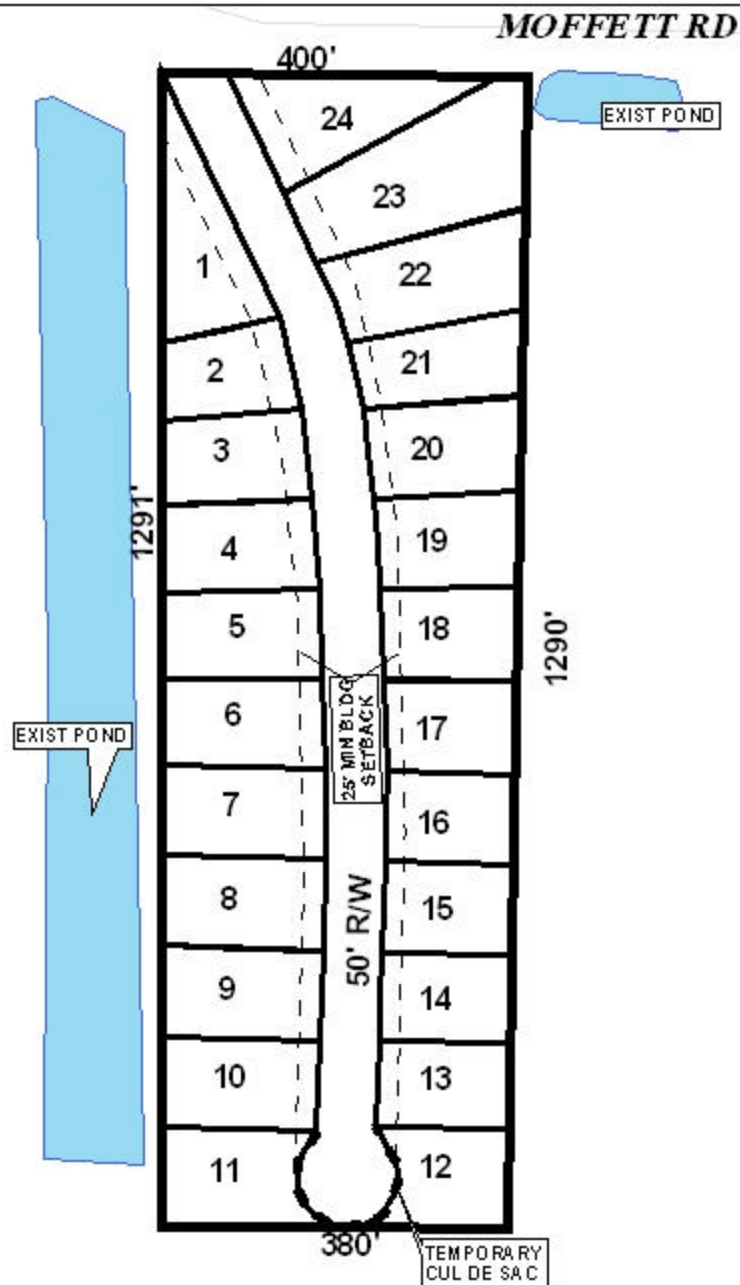
APPLICATION NUMBER 7 DATE November 6, 2003

LEGEND



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# DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE November 6, 2003

APPLICANT Azalea Business Park Subdivision

REQUEST Subdivision



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