

PLANTATION COMMERCIAL PARK SUBDIVISION, **UNIT TWO**

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

Mobile Area Water & 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.

Fire-Rescue Department Comments: Subdivision layout and design, and commercial buildings and sites 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.

The plat illustrates the proposed eight lot, 44.1± acres subdivision which is located at the East termini of Plantation Road and East Road, extending to the East side of U.S. Highway 90 West, 330'± South of Plantation 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 eight lots from the resubdivision of one existing lot of record and the remaining metes-and-bounds future development portion of Plantation Commercial Park Subdivision, Unit One.

As proposed, Lot 13, Plantation Commercial Park Subdivision, Unit One, would be extended to the East, increasing its depth. Plantation Road would be extended to the East and North to provide access to the other seven proposed lots, which would be a reconfiguration of the original Plantation Commercial Park Subdivision approved in 2000. Lot 13 of that original approval was recorded as Unit One.

Lot 13, proposed as 13A, would retain all existing frontage on the Highway 90 Service Road. Right-of-way dedication from the recording of Lot 13 provided sufficient right-of-way width and the required service road was constructed. Lot 13 is a developed site with two curb cuts to the service road; therefore, a note should be placed on the final plat limiting Lot 13A to the two existing curb cuts to the Highway 90 Service Road. No minimum building setback line is indicated for Lot 13A; therefore, the plat should be revised to indicate a 25' minimum building setback line along the Highway 90 Service Road frontage for Lot 13A. Since Lot 13A would exceed the maximum width to depth ratio as recommended by the Subdivision Regulations, a waiver of Section V.D.3. would be required.

A 25' minimum building setback line is indicated along the Plantation Road extension for the seven lots fronting it. This should also be indicated on the final plat.

Plantation Road is currently a gravel surface from U.S. Highway 90 to its East terminus; therefore construction of Plantation Road to the county's paving standards should be required from U.S. Highway 90 to the current East terminus. Moreover, the dedication and construction of the Plantation Road extension to the county's paving standards should be required. A note should be required on the final plat limiting Lots 8, 9, 10, and 11 to two curb cuts each to Plantation Road, and limiting Lots 5, 6, and 7 to one curb cut each to Plantation Road, with the size, location and design of all curb cuts to be approved by the Mobile County Engineering Department and conform to AASHTO standards. The extension of Plantation Road is proposed to have a 50' right-of-way width, as does the existing portion, and terminate at the North end with a cul-de-sac without a central median. Section V.B.6. of the Subdivision Regulations states that "ordinarily, closed-end streets shall not be longer than 600 feet." In this instance, the total length of Plantation Road would be approximately 1700 feet. Furthermore, the 2003 International Fire Code(IFC), which the Mobile Fire-Rescue Department has adopted and is now enforcing, requires that closed-end streets exceeding 750 feet in length obtain special approval. It should also be pointed out that the 2003 IFC requires a 96-foot pavement diameter for the cul-de-sac, thus the cul-de-sac right-of-way should be expanded to accommodate the increased diameter width (right-of-way diameter recommended to be 120 feet).

Only a few of the lots on plat submitted were labeled with their size in acres; therefore, the plat should be revised to label each lot with its size in square feet or acres, or a table should be provided depicting the same information.

Lots 5 and 7 are proposed as "flag lots", each with approximately 40' of road frontage. The creation of "flag lots" is not desired, especially in situations where new lots are being created around a new street development. Therefore, the plat should be revised to show Lots 5 and 7 in a more conventional configuration.

The site adjoins residentially developed property; therefore, as on the original subdivision approval, a note should be placed on the final plat stating that a 6' high wooden privacy fence is to be provided where the site adjoins residentially developed property.

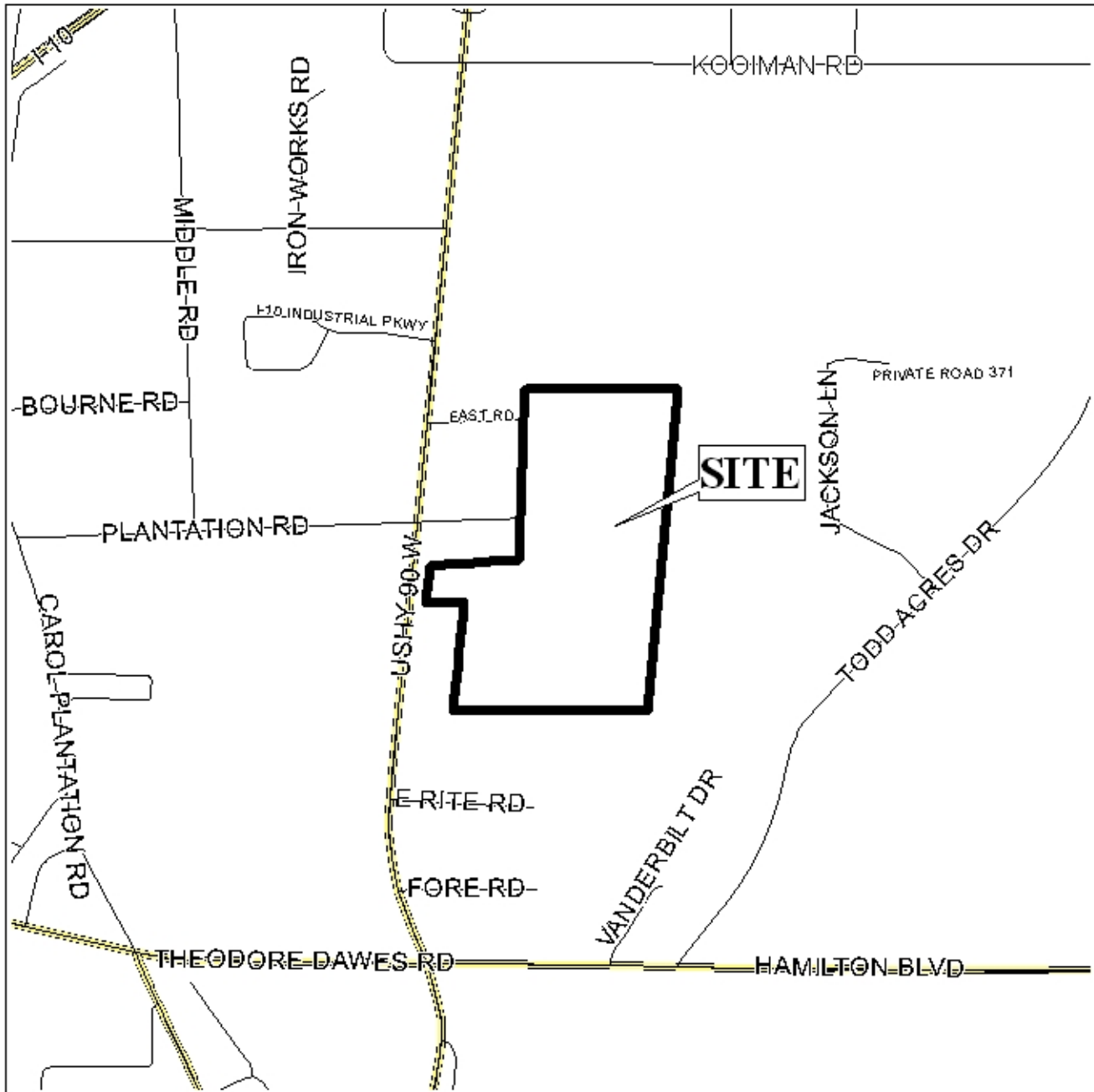
The site is in the unincorporated part of Mobile County; nevertheless, development should be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances. Submission of certification from a licensed engineer certifying that the 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.

Illustrated on the plat are "preservation conservation areas" and as these areas may be considered environmentally sensitive, the approval of all applicable federal, state, and local agencies would be required prior to the issuance of any permits or land disturbance activities. Additionally, a note should be placed on the final plat stating that the maintenance of the "preservation conservation areas" shall be the responsibility of the property owners.

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

- 1) revision of the plat to eliminate the “flag lot” configuration of Lots 5 and 7;
- 2) construction of Plantation Road to the County’s paving standards from U.S. Highway 90 to the current East terminus;
- 3) dedication and construction of the Plantation Road extension to the County’s paving standards;
- 4) redesign of the cul-de-sac to comply with the requirements of the 2003 International Fire Code, as adopted by the City of Mobile, and the obtaining of approval in writing from Mobile Fire-Rescue for the design (if an intermediate turn-around is required) and length of the cul-de-sac prior to the signing of the final plat;
- 5) placement of a note on the Final Plat stating that Lot 13A is limited to the two existing curb cuts to Highway 90 Service Road;
- 6) placement of a note on the final plat limiting Lots 5,6, and 7 to one curb cut each, with the size, location and design to be approved by the Mobile County Engineering Department and conform to AASHTO standards;
- 7) placement of a note on the final plat limiting Lots 8, 9, 10, and 11 to two curb cuts each, with the size, location and design to be approved by the Mobile County Engineering Department and conform to AASHTO standards;
- 8) depiction of the 25’ minimum building setback line along the Highway 90 Service Road for Lot 13A;
- 9) depiction of the 25’ minimum building setback line along Plantation Road for Lots 5 through 11;
- 10) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring 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 signing of the final plat and any land disturbance activities. Certification to be submitted to the Planning Section of Urban Development and County Engineering;
- 11) placement of a note on the final plat stating that the approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities; and
- 12) placement of a note on the final plat stating that the maintenance of the “preservation conservation areas” shall be the responsibility of the property owners.
- 13) revision of the plat to label each lot with its size in square feet or acres, or the provision of a table on the plat depicting the same information; and
- 14) provision of a 6’ high wooden privacy fence where the site adjoins residentially developed property.

LOCATOR MAP



APPLICATION NUMBER 13 DATE September 20, 2007

APPLICANT Plantation Commercial Park Subdivision, Unit Two

REQUEST Subdivision



NTS

PLANTATION COMMERCIAL PARK SUBDIVISION, UNIT TWO



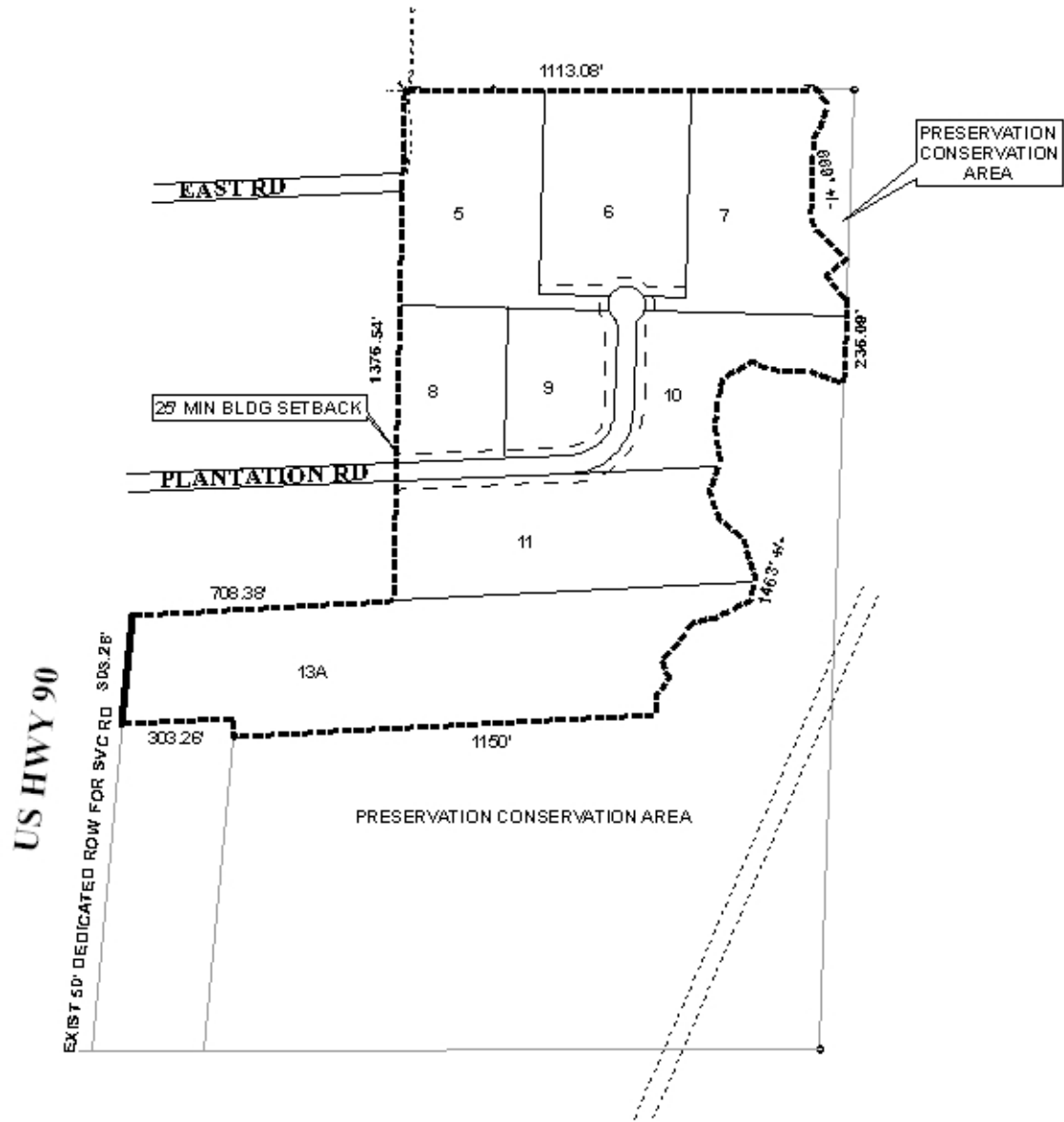
APPLICATION NUMBER 13 DATE September 20, 2007

LEGEND



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE September 20, 2007
APPLICANT Plantation Commercial Park Subdivision, Unit Two
REQUEST Subdivision



NTS