

PLANTATION ACRES, **RESUBDIVISION OF**

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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 11± acre, 2 lot subdivision, which is located on the West side of Leroy Stevens Road, 600'± North of Fordham Road – within the planning jurisdiction. The applicant states that the site is served by individual septic tanks and public water.

The purpose of this application is to create two legal lots of record from a legal lot and a metes and bounds parcel. Plantation Acres was recorded in 1994, with a large portion labeled as “future development.” The applicant now wishes to record the undeveloped portion as Lot 2.

The site fronts Leroy Stevens Road with sufficient right-of-way. No dedication is required.

As proposed, Lots 1 and 2 have approximately 125 and 230' of frontage along Leroy Stevens Road. As a means of access management, a note should be placed on the final plat stating that Lot 1 is limited to one curb cut and Lot 2 is limited to two curb cuts to Leroy Stevens Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards.

As proposed, Lot 2 exceeds the maximum width to depth ratio, as required by Section V.D.3. of the Subdivision Regulations. However, there are several legal parcels in the area that also exceed this requirement; thus, the Commission may find justification in approving the applicant's request.

It appears that wetlands exist on the site, which 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 plat meets the minimum size requirement for developments with access to public water and septic tanks. However, it is requested that the applicant revise the preliminary plat to label the lots with their sizes in square feet, or provide a table on the plat with the same information.

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.

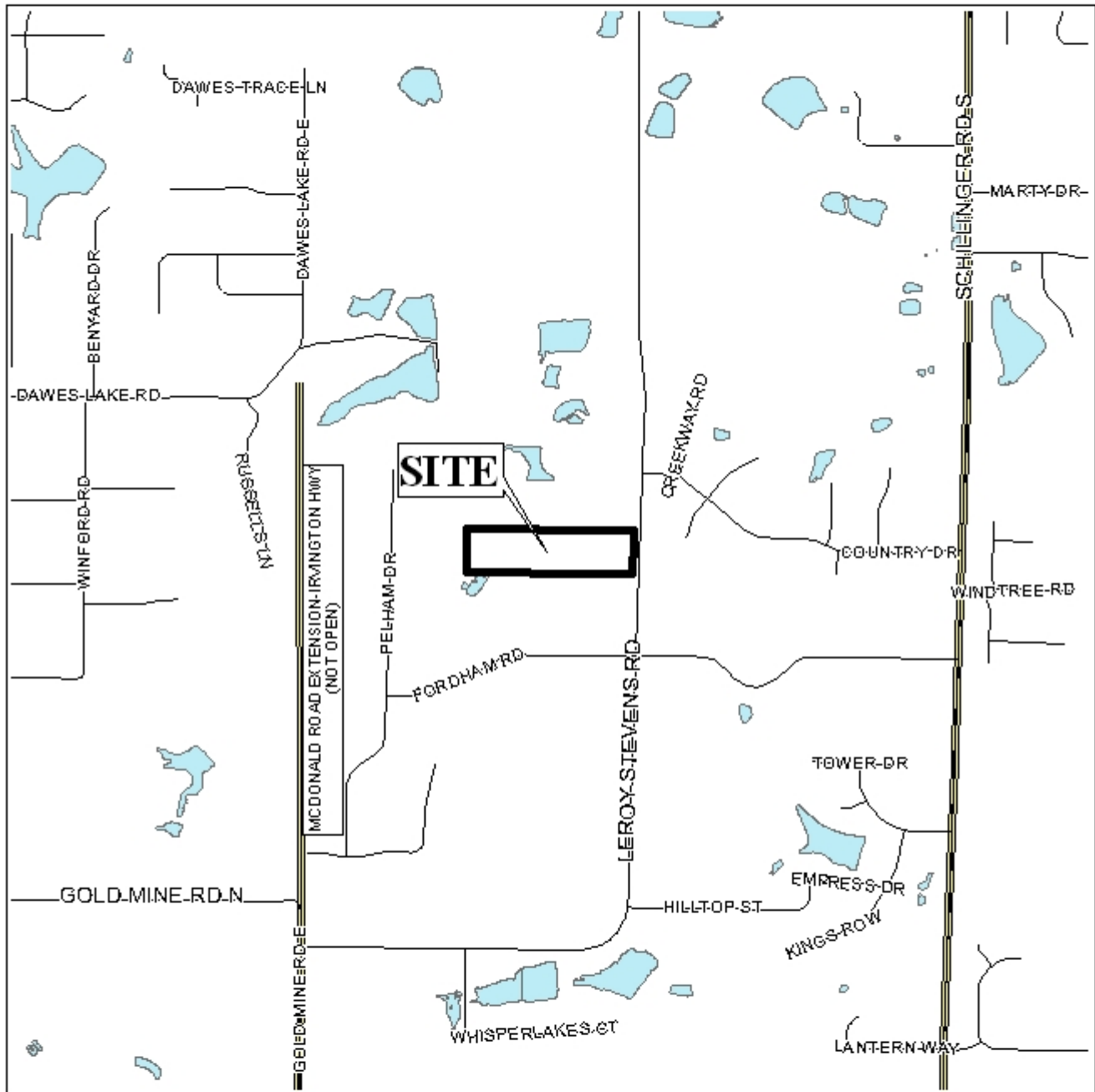
The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

With a waiver of Section V.D.3. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note stating that Lot 1 is limited to one curb cut and Lot 2 is limited to two curb cuts to Leroy Stevens Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 2) the applicant obtain the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities
- 3) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 4) labeling of the lots with their sizes in square feet, or the provision a table on the plat with the same information;
- 5) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 6) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

LOCATOR MAP



APPLICATION NUMBER 20 DATE June 5, 2008

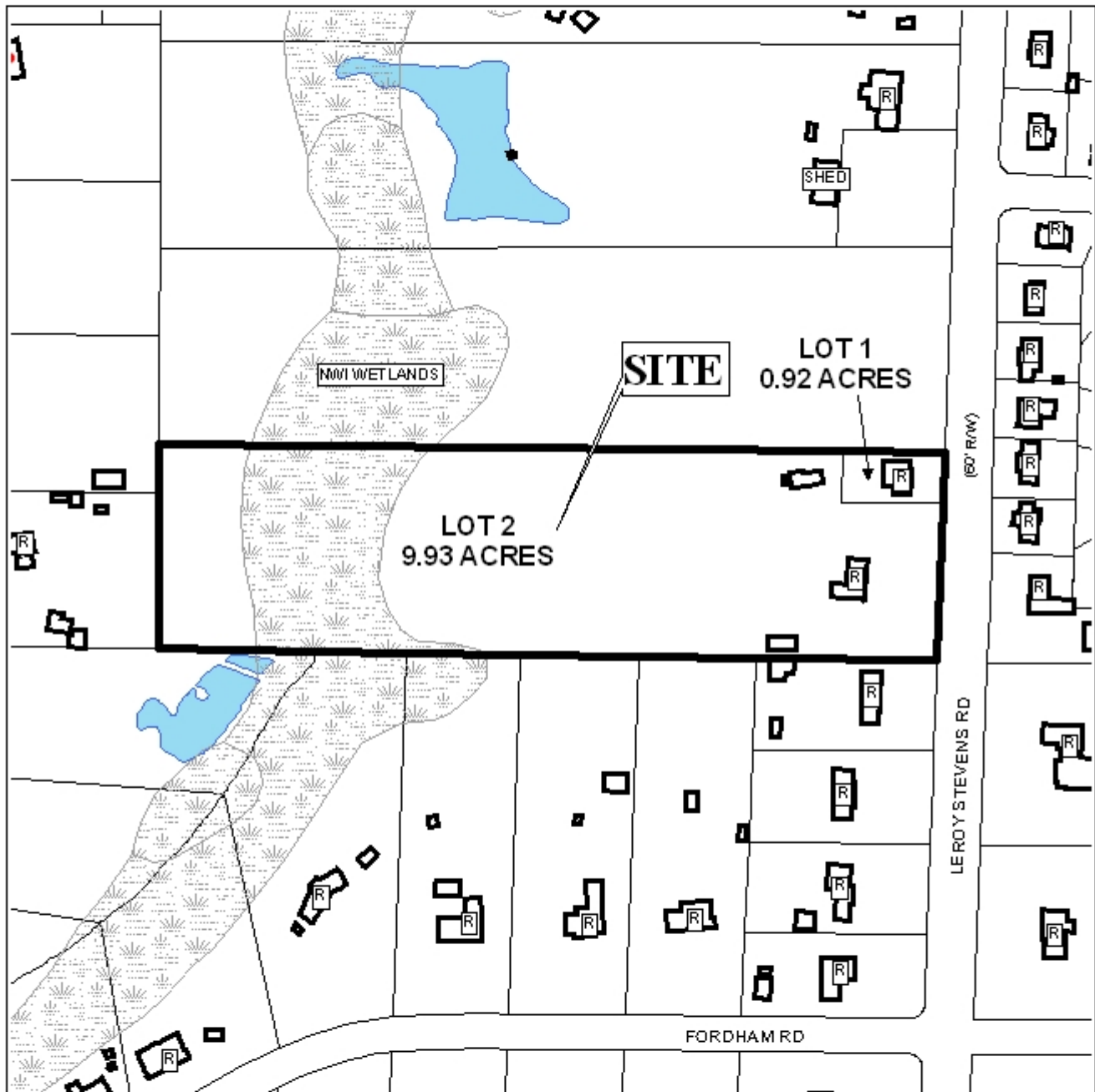
APPLICANT Plantation Acres Subdvision, Resubdivision of

REQUEST Subdvision



NTS

PLANTATION ACRES SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 20 DATE June 5, 2008

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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