

PLANTATION COMMERCIAL PARK SUBDIVISION, **UNIT TWO, PHASE ONE**

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction 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.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering.

The plat illustrates the proposed 44.1± acre, 3 lot 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.

In September an application for an 8 lot resubdivision of this property was presented to the commission and approved subject to the following conditions:

- 1) **construction of Plantation Road to the County's paving standards from U.S. Highway 90 to the current East terminus;**
- 2) **dedication and construction of the Plantation Road extension to the County's paving standards;**
- 3) **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;**
- 4) **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;**
- 5) **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;**
- 6) **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;**
- 7) **placement of a note on the final plat stating that all lots are denied access to East Road;**

- 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;
- 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.

The purpose of this application is not to circumvent the earlier approval, but to allow the sale of one of the properties and the commencement of construction of a building while the streets are under construction. Therefore, the application now before the Commission is to create 3 lots, which would be recorded immediately, followed by the recordation of the 8 lot subdivision once the road construction is complete.

To accommodate this, an additional condition requiring the recording of Plantation Commercial Park Subdivision, Unit Two (case number SUB2007-00233) prior to the issuance of a CO would be appropriate.

While the site is in Mobile County, 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 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.

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 site may contain federally listed endangered or threatened species, such as the gopher tortoise, or 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 flora and fauna.

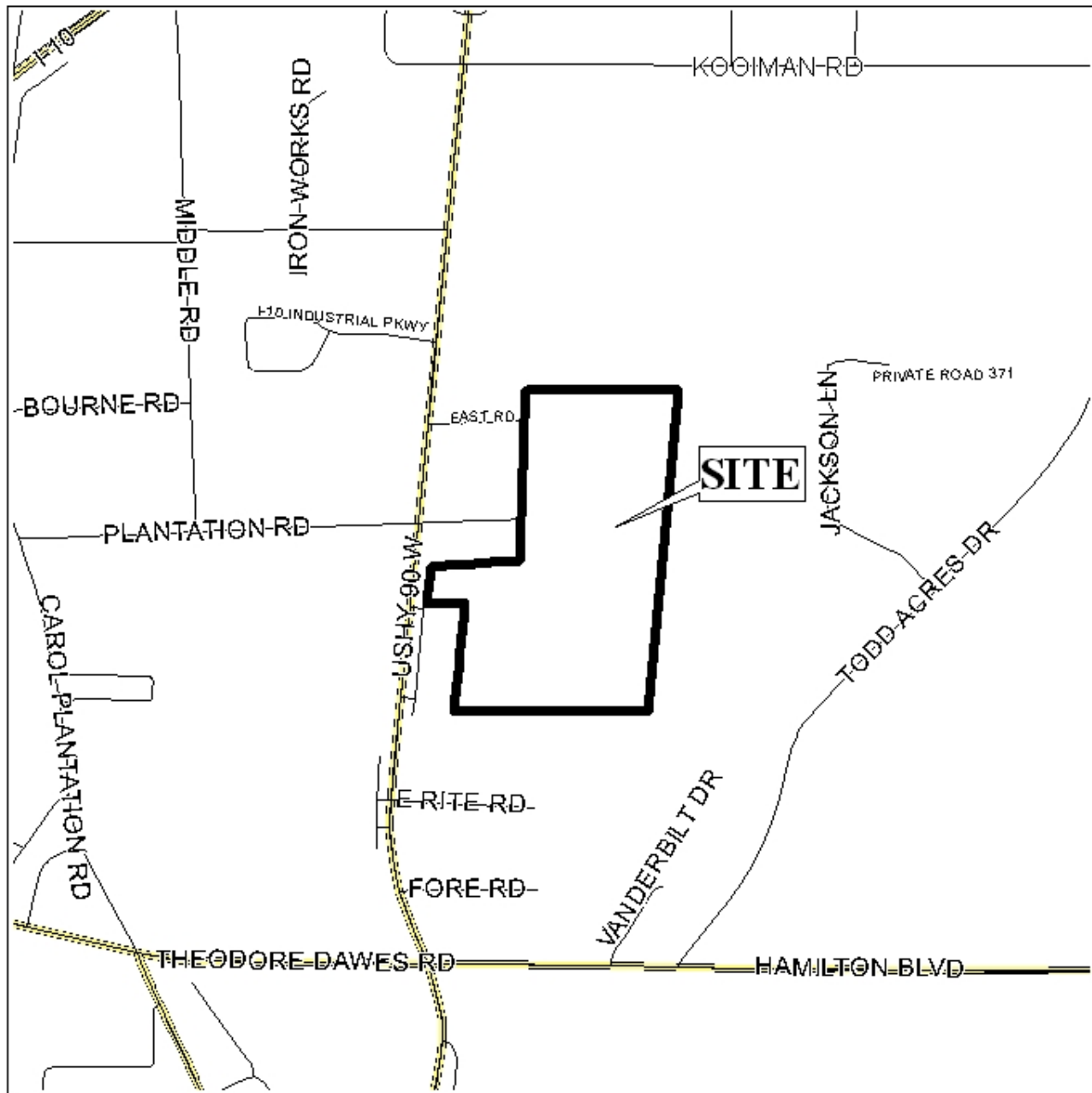
As the site is located in Mobile County, a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

Finally, the plat should be revised to label each lot with its size in square feet.

Based on the preceding, the plat is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the 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;
- 2) approval of all applicable federal, state and local agencies regarding the preservation conservation areas prior to the issuance of any permits or land disturbance activities;
- 3) Certification via placement of a note on the plat stating that the property owner / developer will comply with all local, state and Federal regulations regarding endangered, threatened or otherwise protected flora and fauna;
- 4) labeling of the lot size in square feet on the plat, or provision of a table on the plat with the same information; and
- 5) placement of a note 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.
- 6) 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;
- 7) placement of a note on the final plat stating that all lots are denied access to East Road;
- 8) depiction of the 25' minimum building setback line along the Highway 90 Service Road for Lot 13A;
- 9) 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;
- 10) 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
- 11) the recording of Plantation Commercial Park Subdivision, Unit Two (case number SUB2007-00233) prior to the issuance of a CO would be appropriate.

LOCATOR MAP



APPLICATION NUMBER 22 DATE December 6, 2007

APPLICANT Plantation Commercial Park Subdivision, Unit Two, Phase One

REQUEST Subdivision



NTS

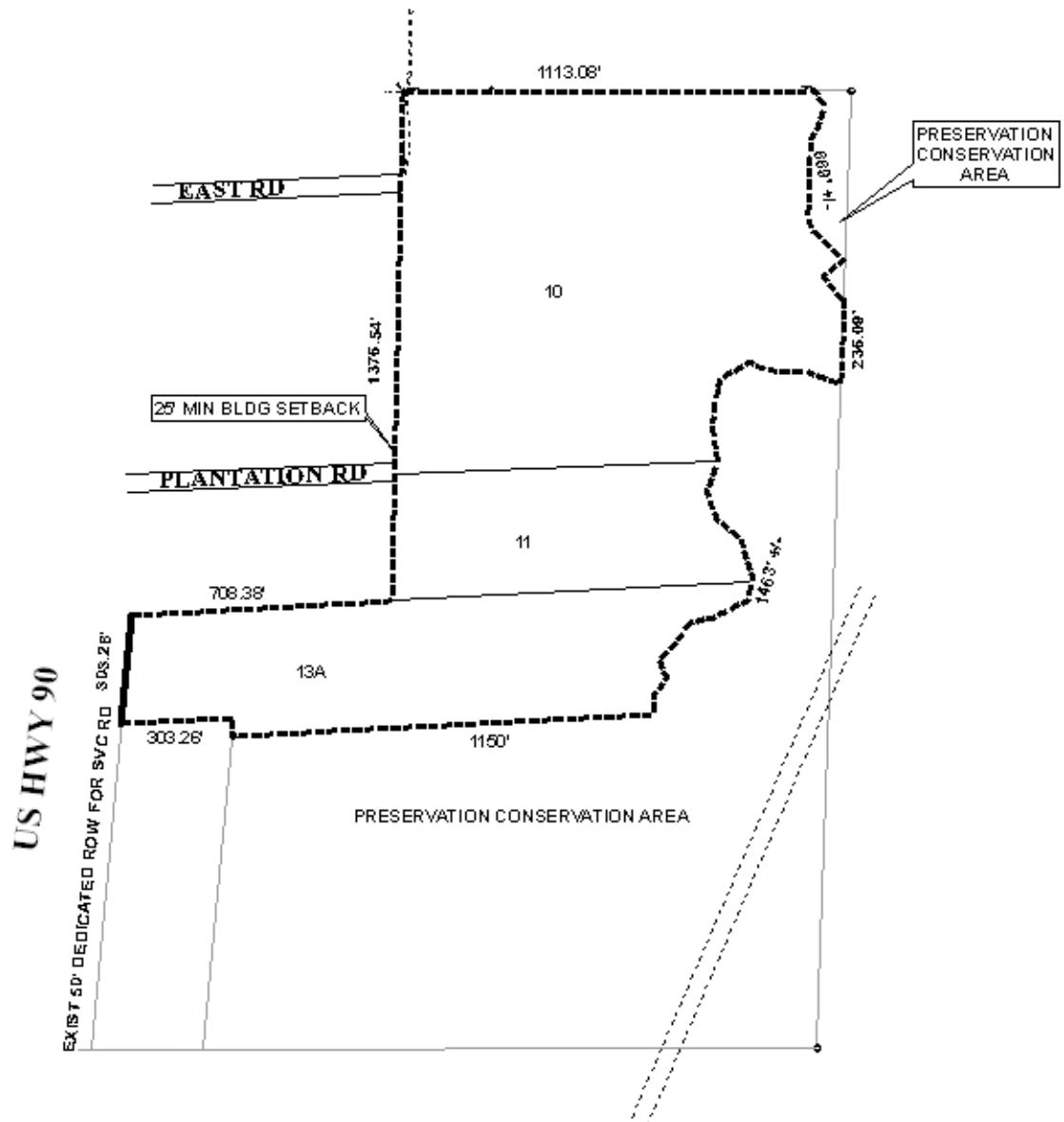
PLANTATION COMMERCIAL PARK SUBDIVISION, UNIT TWO



APPLICATION NUMBER 22 DATE December 6, 2007



DETAIL SITE PLAN



APPLICATION NUMBER 22 DATE December 6, 2007
APPLICANT Plantation Commercial Park Subdivision, Unit Two, Phase One
REQUEST Subdivision



NTS