

PLANTATION COMMERCIAL PARK SUBDIVISION, **UNIT TWO**

Engineering Comments: Flood zone designations to be shown as scaled from FEMA Maps, not by elevation. A flood plain easement will be required. Show Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Detention not allowed within the flood zone. No work shall be allowed in wetlands without proper permitting from the Corps of Engineers. The size and location of any drainage easement will be reviewed by the COM Engineering Department during the land disturbance plan review. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added in excess of 4,000 square feet.

Traffic Engineering Comments: Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire-Rescue Department Comments: No comments submitted.

MAWSS Comments: No comments submitted.

The plat illustrates the proposed 9-lot, 44.0± acre 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 within the recently annexed Theodore area, is served by public water and sanitary sewer service.

The purpose of this application is to create nine lots from the resubdivision of two existing lots of record and a metes-and-bounds parcel. This is essentially the same application as was submitted in September 2007, now with one additional lot. That application was superseded in December 2007 by another for the same property, but only one lot was recorded. The September 2007 application since expired.

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 eight proposed lots, which would be a reconfiguration of Lot 10, Plantation Commercial Park Subdivision, Unit Two, Phase One (the previously mentioned single lot recorded), and the metes-and bounds parcel. Plantation Commercial Park Subdivision was 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 with sufficient right-of-way. Since Lot 13 is a developed site, a note should be placed on the

final plat limiting Lot 13A to the two existing curb cuts to the Highway 90 Service Road. The plat illustrates a 25' minimum building setback line for Lot 13A, and this should also be illustrated on the final plat. 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 eight 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 city'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 city's paving standards should be required. A note should be required on the final plat limiting Lots 8, 9, 11, and 12 to two curb cuts each to Plantation Road, and limiting Lots 5, 6, 7, and 10 to one curb cut each to Plantation Road, with the size, location and design of all curb cuts to be approved by Traffic Engineering 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. The cul-de-sac meets the 120' right-of-way diameter requirement.

Only a few of the lots on the 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 and 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 Subdivision Regulations were amended in April 2008 to generally disallow the creation of "flag lots", 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, 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 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 this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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

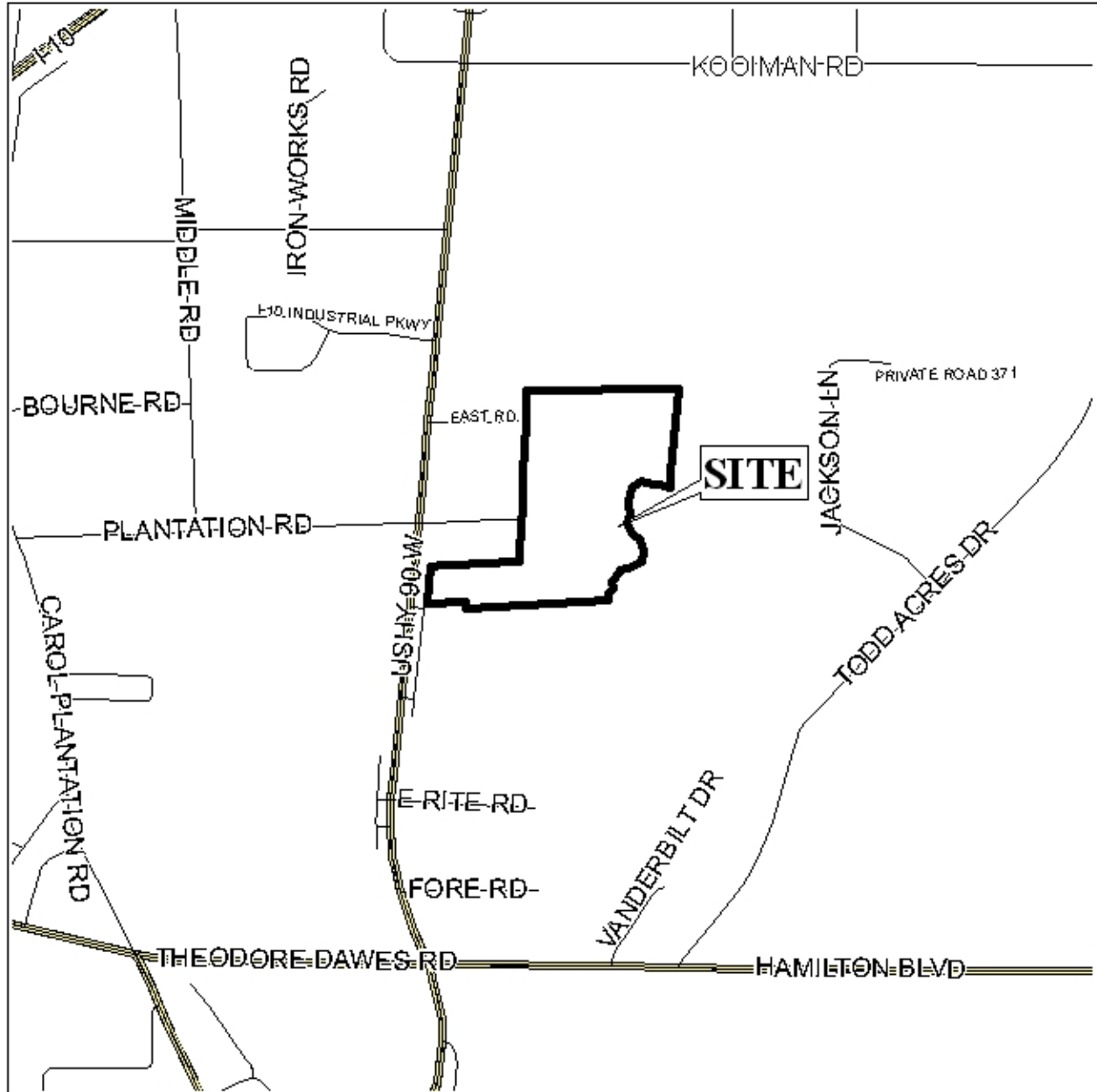
conservation areas” shall be the responsibility of the property owners. Also illustrated are common areas and a note should be placed on the final plat stating that the maintenance of the common areas shall be the responsibility of the property owners.

With a waiver of Section V.D.3. the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) 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;
- 2) illustration of the 25’ minimum building setback line along all street frontages;
- 3) construction of Plantation Road to the City’s paving standards from U.S. Highway 90 to the current East terminus;
- 4) dedication and construction of the Plantation Road extension to the City’s paving standards;
- 5) placement of a note on the final plat limiting Lots 8, 9, 11, and 12 to two curb cuts each, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) placement of a note on the final plat limiting Lots 5, 6, 7, and 10 to one curb cut each, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) 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;
- 8) revision of the plat to label each lot with its size in square feet and acres, or the provision of a table on the plat depicting the same information;
- 9) revision of the plat to eliminate the “flag lot” configuration of Lots 5 and 7;
- 10) provision of a 6’ high wooden privacy fence where the site adjoins residentially developed property;
- 11) placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 12) 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;
- 13) 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;
- 14) placement of a note on the final plat stating that maintenance of the common areas shall be the responsibility of the property owners; and
- 15) subject to the Engineering Comments: *(Flood zone designations to be shown as scaled from FEMA Maps, not by elevation. A flood plain easement will be required. Show Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Detention not allowed within the flood zone. No work shall be allowed in wetlands without proper permitting from the Corps of Engineers. The size and location of any drainage easement will be reviewed by the COM Engineering Department during the land disturbance plan review. Must comply*

with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added in excess of 4,000 square feet).

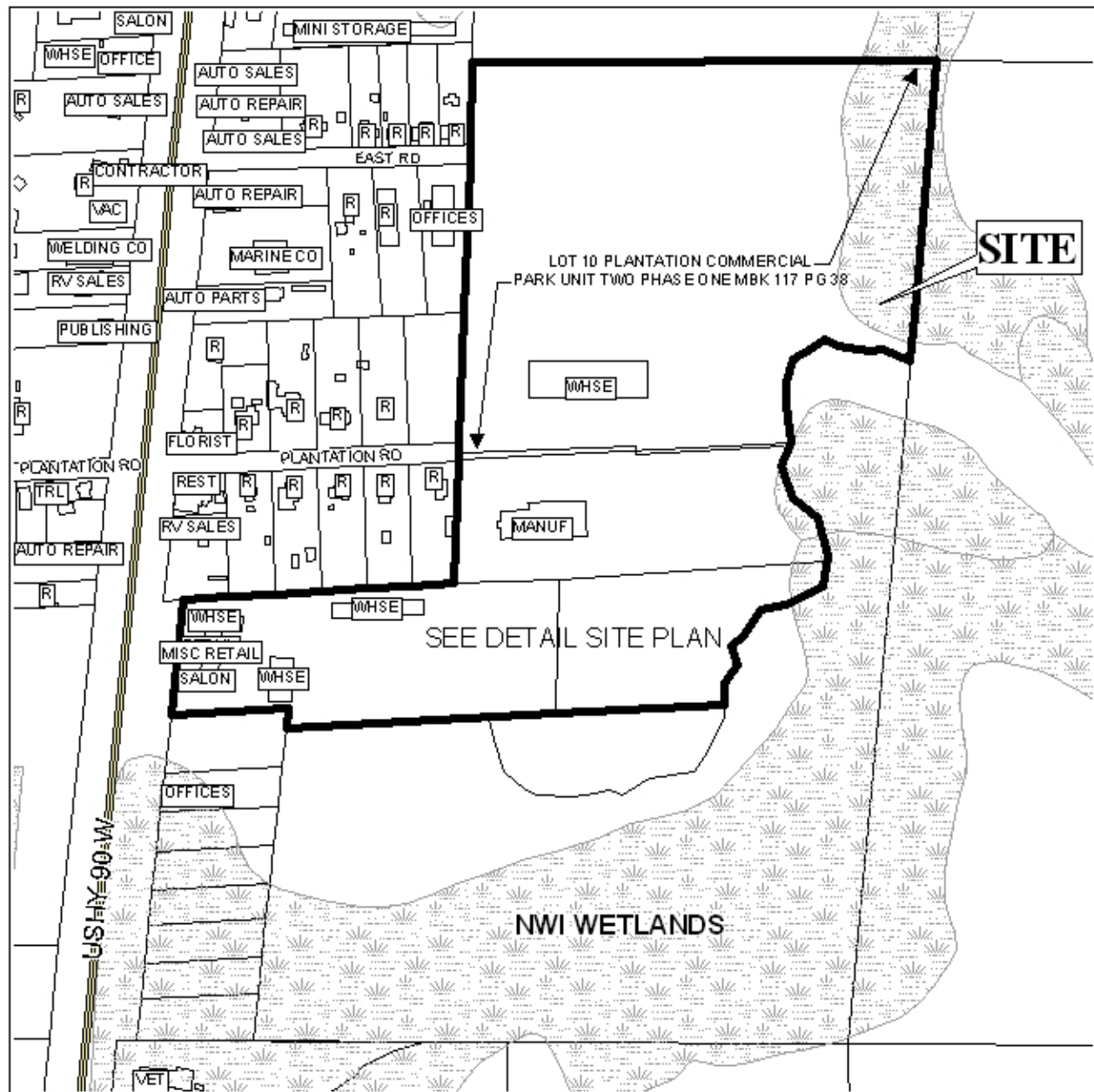
LOCATOR MAP



APPLICATION NUMBER 23 DATE April 2, 2009
APPLICANT Plantation Commercial Park Subdivision, Unit Two
REQUEST Subdivision



PLANTATION COMMERCIAL PARK SUBDIVISION, UNIT TWO



APPLICATION NUMBER 23 DATE April 2, 2009

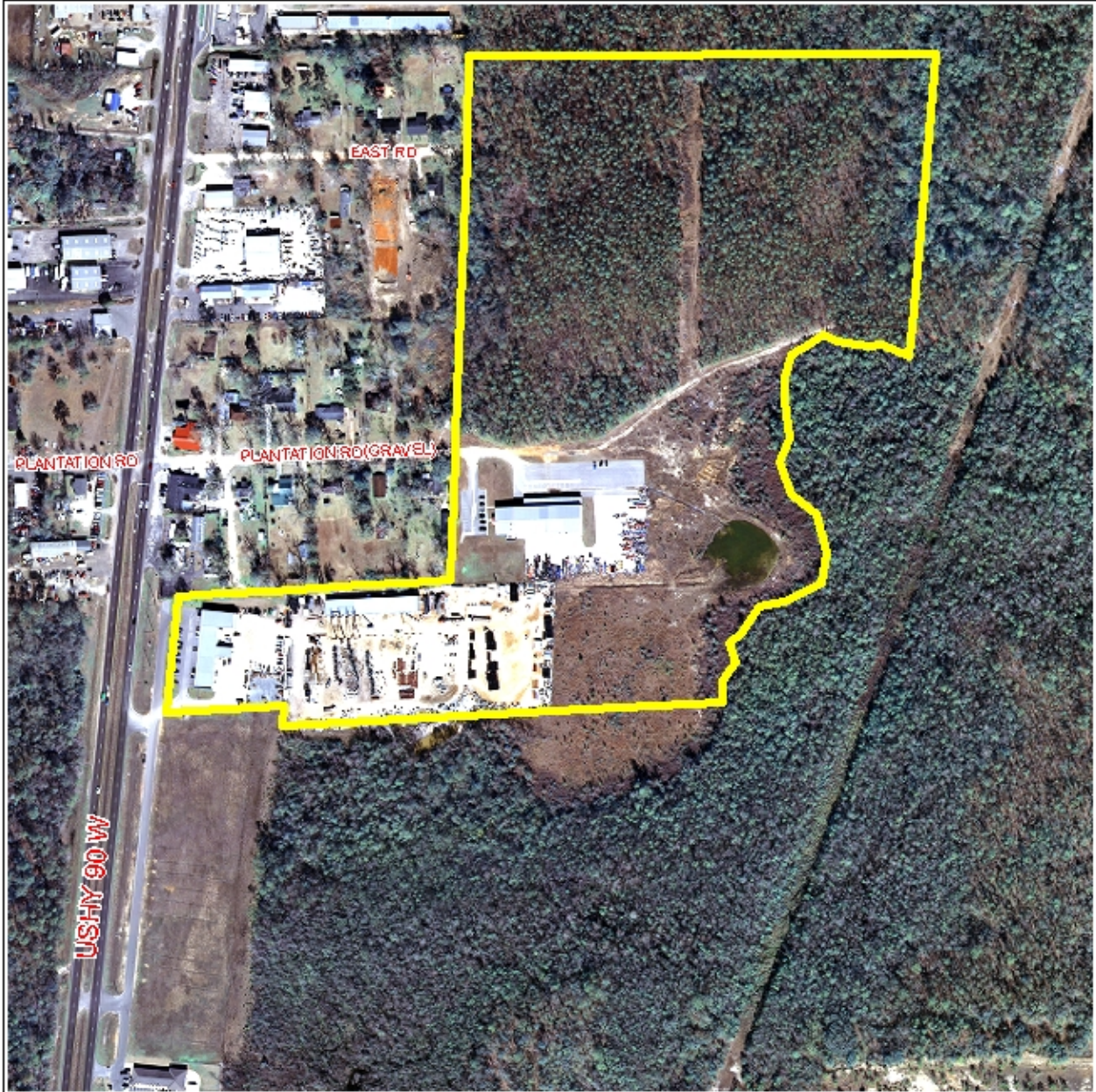
LEGEND

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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PLANTATION COMMERCIAL PARK SUBDIVISION, UNIT TWO

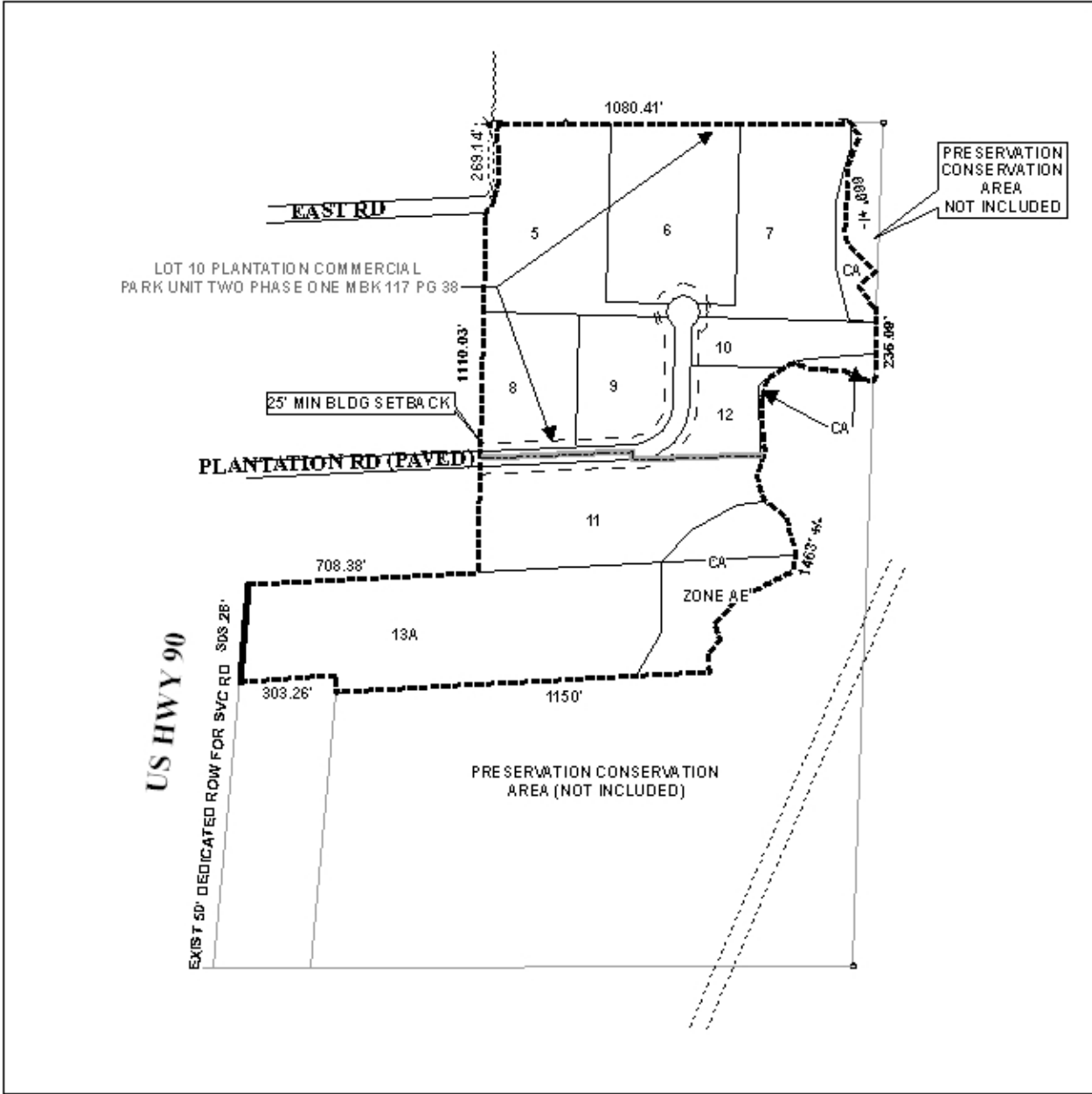


APPLICATION NUMBER 23 DATE April 2, 2009



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DETAIL SITE PLAN



APPLICATION NUMBER 23 DATE April 2, 2009
 APPLICANT Plantation Commercial Park Subdivision, Unit Two
 REQUEST Subdivision

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