

REPOLL COMMERCIAL SUBDIVISION

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

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

The plat illustrates the proposed 12.0± Acre, 1-Lot subdivision which is located on the Northwest corner of Repoll Road and Jeff Hamilton Road and is located within the planning jurisdiction. The site is served by public water and sanitary facilities.

The purpose of this application is to create one legal lot of record from a metes and bounds parcel and a portion of another, larger metes and bounds parcel. The remainder of the parcel has been submitted as other subdivisions (Creekmore Subdivision, Phase One and Two, Summergreen Subdivision and Briar Grove Subdivision) are proposed to be subdivided separately.

As previously stated the site is part of a large metes and bounds parcel, which the applicant is creating several separate subdivisions. For reporting purposes each subdivision will stand on its own; however, due to the proposed number of subdivisions and the proposed layout of the subdivisions do not access each other separate applications were suggested.

The site fronts Jeff Hamilton Road, a major street as illustrated on the Major Street Plan, which is illustrated on the preliminary plat as having 80-foot right-of-way; therefore, the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Jeff Hamilton Road, should be required and Repoll Road, a minor street, which as illustrated on the preliminary plat with 60-foot right-of-way, which is in compliance with the Major Street Plan.

As illustrated on the preliminary plat the proposed subdivision would provide approximately 678'± frontage on Repoll Road and approximately 206'± along Jeff Hamilton Road. Access management is a concern, due to the majority of the road frontage along Jeff Hamilton Road includes a large portion of wetlands and a 50-foot water transmission line easement. Therefore, the site should be allowed two curb cuts along Repoll Road only, with the size, design and location to be approved by County Engineering.

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

As illustrated on the preliminary plat, wetlands are present on the site. The potential presence of wetlands indicate 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 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.

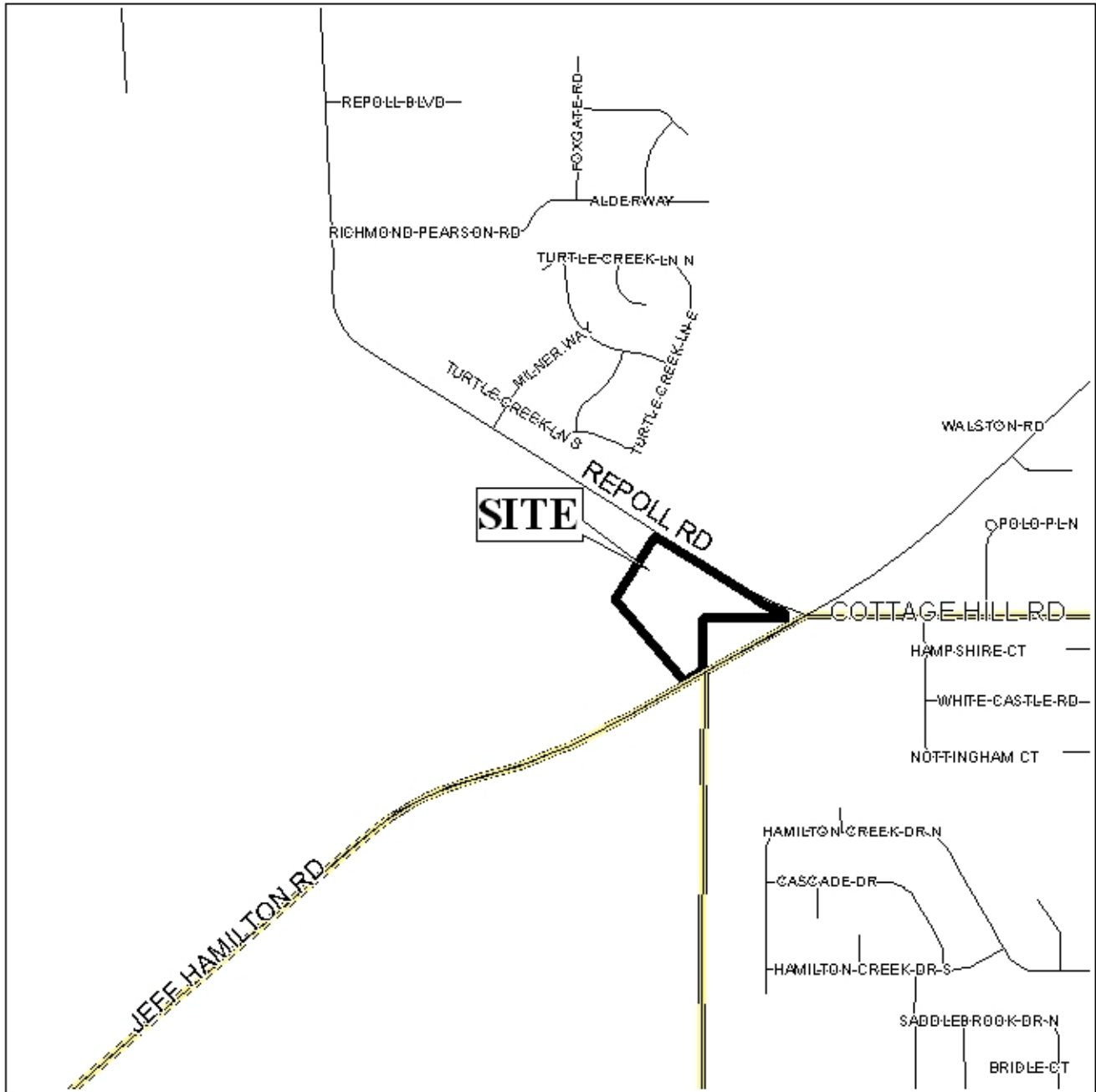
This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the entire subdivision, but would be required on the Final Plat, if approved.

Based on the preceding, the plat meets the requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 50-feet from the centerline of Jeff Hamilton Road;
- 2) the placement of a note on the final plat stating that the maintenance of all common areas shall be the responsibility of the property owners;
- 3) the depiction of the 25-foot minimum building setback line on the entire subdivision, on the final plat;
- 4) the approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities;
- 5) 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;
- 6) the placement of a note 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 a letter 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 signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 7) the placement of a note on the final plat stating that the development is limited to three curb-cuts to Repoll Road, with the size, design and location to be approved by Mobile County Engineering Department;
- 8) revision of the plat to label the lot with its size in square feet, or placement of a table on the plat with the same information; and
- 9) the placement of a note 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.

LOCATOR MAP



APPLICATION NUMBER 26 DATE December 6, 2007

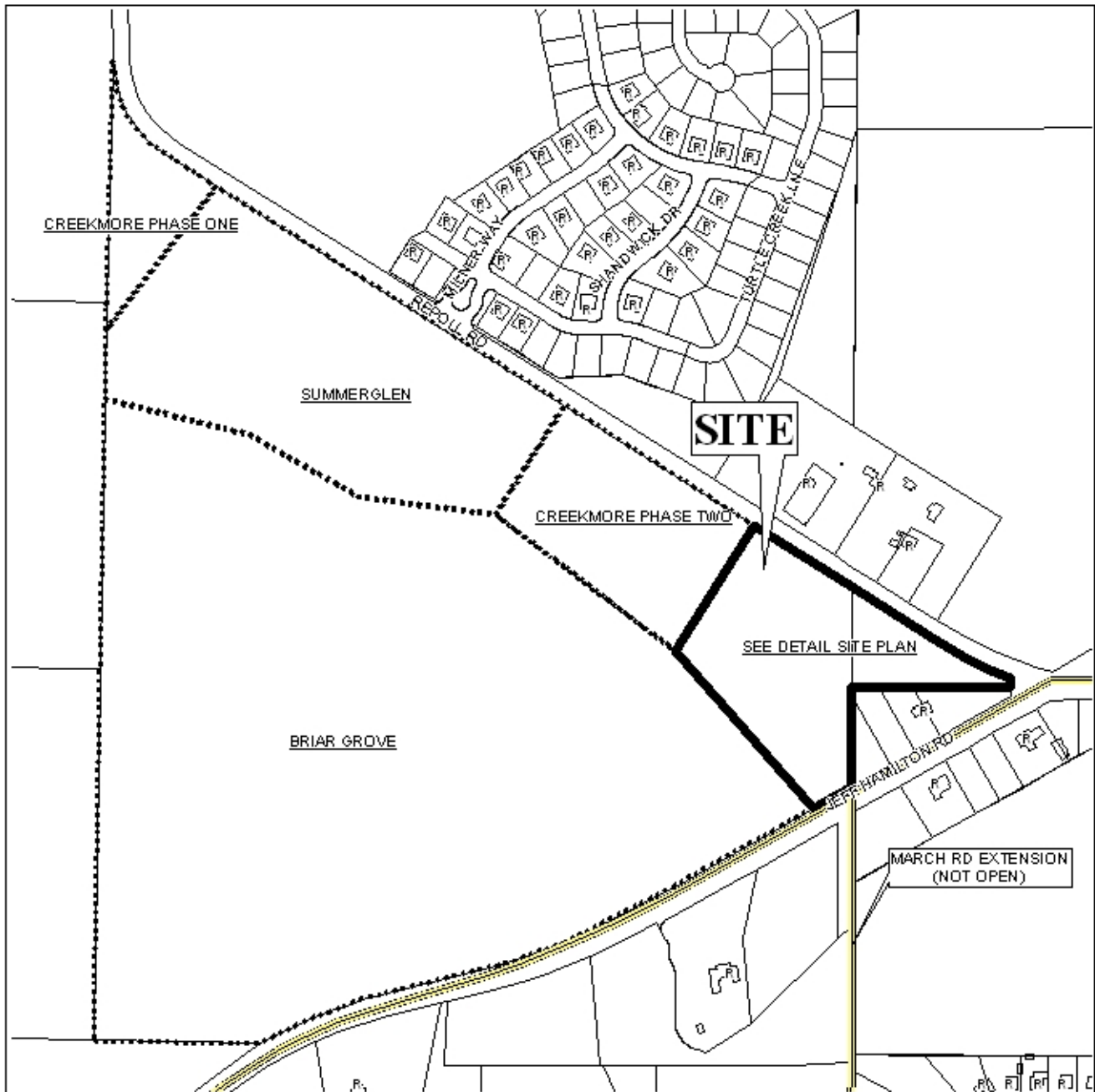
APPLICANT Repoll Commercial Subdivision

REQUEST Subdivision



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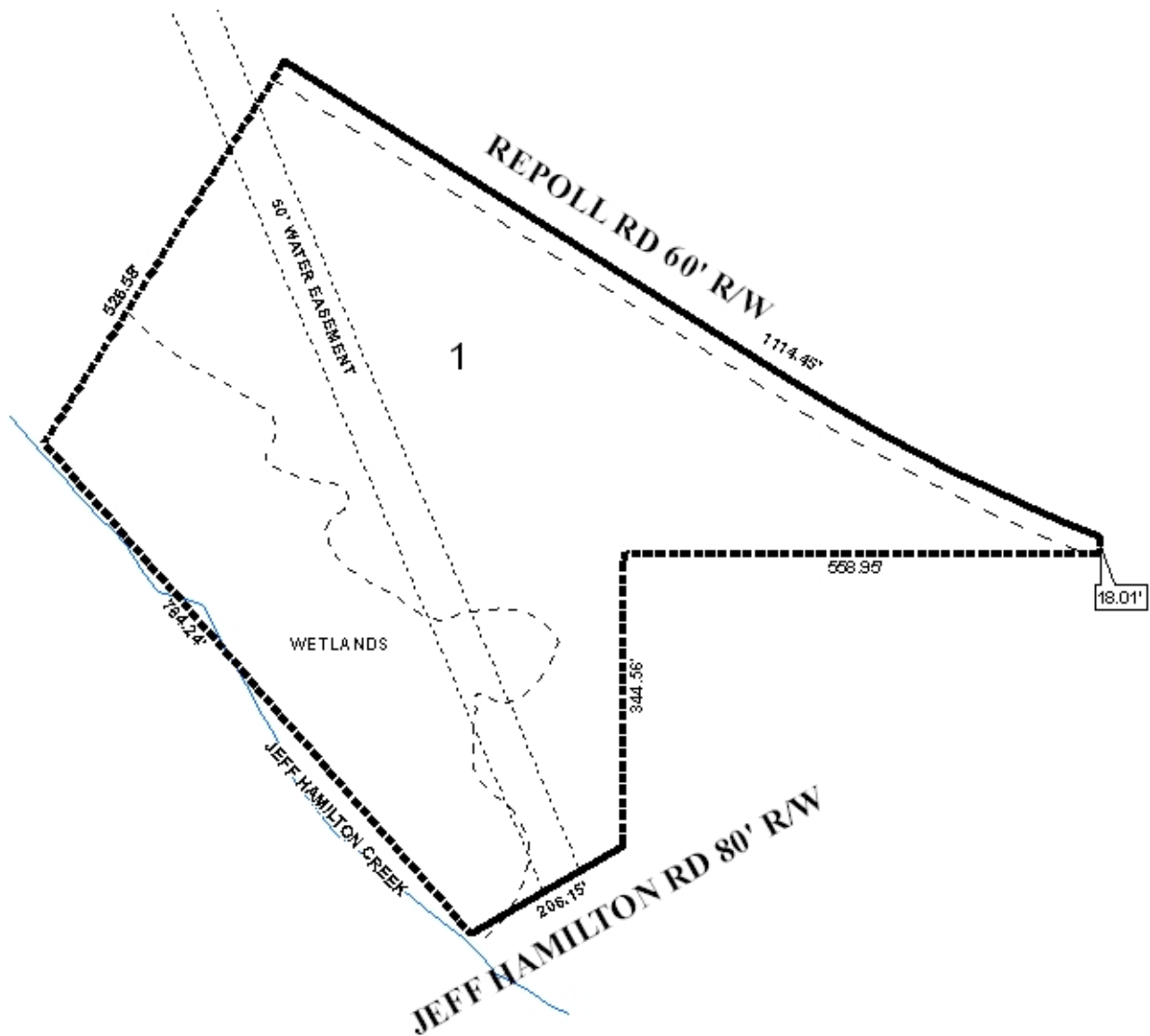
LEGEND

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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DETAIL SITE PLAN

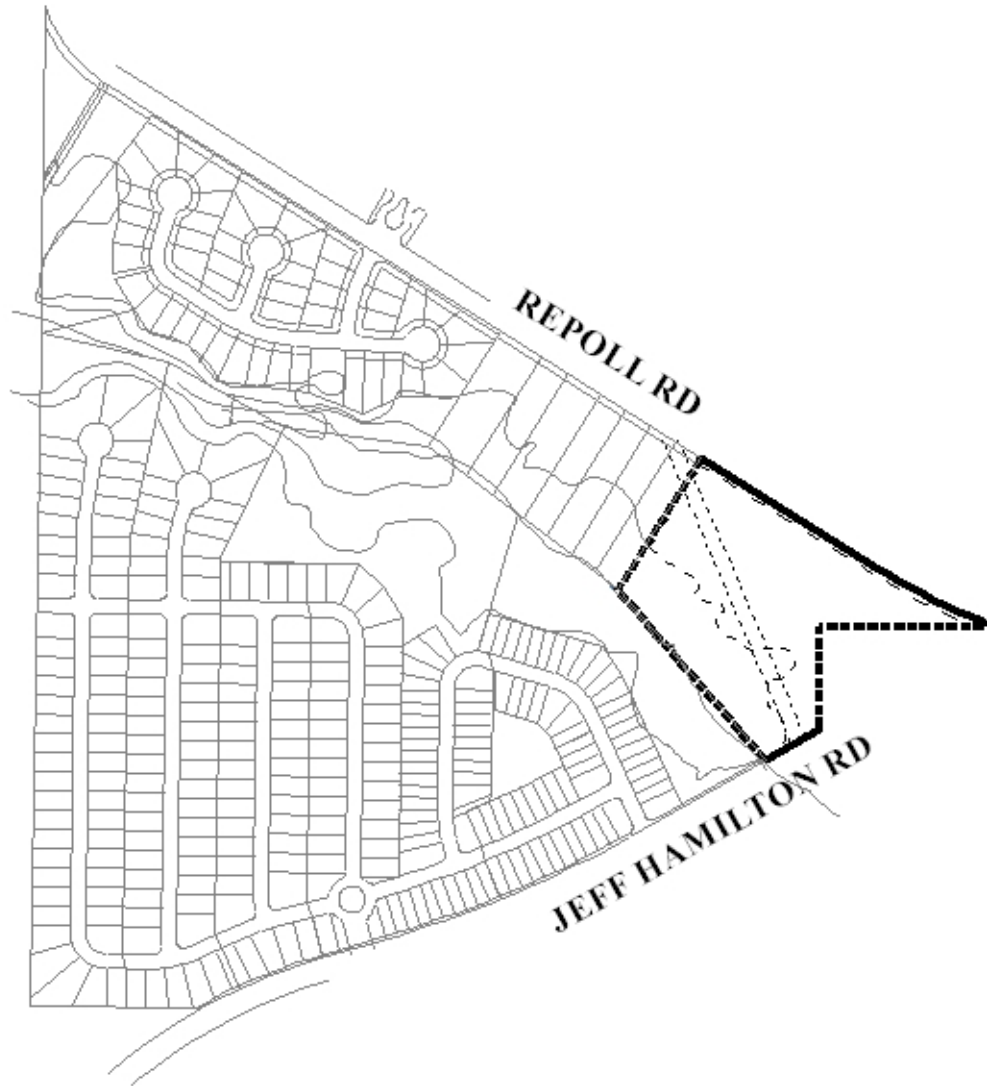


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