

PARK PLACE SUBDIVISION

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

The plat illustrates the proposed 53 lot, 12.6 \pm acres subdivision which is located on the South side of Tanner Williams Road, 420 \pm West of Schillinger Road North. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a metes and bounds parcel into 53 lots. This application was originally submitted to the Commission at the August 21st meeting to subdivide a metes and bounds parcel into 48 lots. The layout and number of lots has changed, hence this application.

The site fronts Tanner Williams Road, a planned major street, which has an existing right-of-way of 60 feet; the Major Street Plan requires a 100-foot right-of-way. Therefore, the dedication of adequate right-of-way to provide 50' from the centerline of Tanner Williams Road, should be required.

A note on the final plat stating that lots located on a corner (Lots 1, 27, 28 and 53) are allowed one curb cut each, with the size, location and design to be approved by County Engineering, should be required. Section V.B.6 of the Subdivision Regulations states that a closed end street shall not be longer than 600-feet. As proposed, the subdivision complies with the Regulations by providing street stubs to the West. However, the streets are approximately 700' long; therefore, the requirement of a temporary turnaround should be required. Additionally, the construction of the proposed streets should be paved to County standards.

As illustrated on the plat, combined, the lots have a total of 8.02 acres and 1.87 acres of open/green spaces. The lots average 6,050 square feet, and thus do not comply with lot area and lot width (V.D.2.) of the Subdivision Regulations. However, overall lot information and open/green spaces provides for a total of 9.89 acres at the site. This will more than offset those lots that do not meet the minimum 7,200 square feet lot size as required by V.D.2. of the Subdivision Regulations.

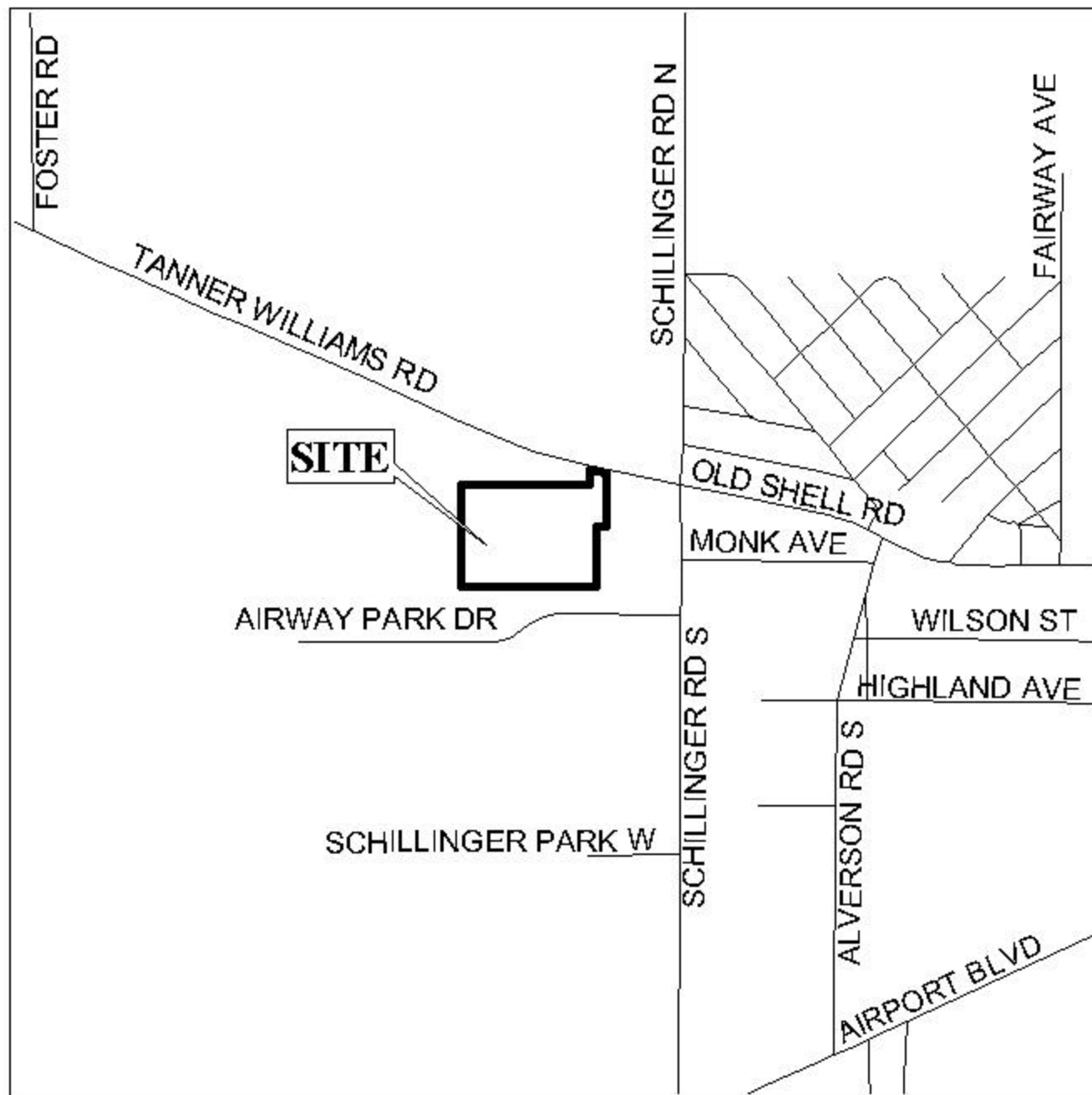
Common areas are shown on the plat, thus the placement of a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners, should be required.

There is a note on the preliminary plat stating that zero lot line setbacks are proposed on some lots. A note should be placed on the final plat stating that lots with zero building setbacks will not share a common lot line with any other lots, nor will the zero building setback be located along the perimeter of the site. The illustration of the typical building limits for all lots in the site, should be shown.

This site is located in the 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 plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of adequate right-of-way to provide 50' from the centerline of Tanner Williams Road; 2) the placement of a note on the final plat stating that lots located on a corner (Lots 1, 27, 28 and 53) are limited to one curb cut each, with the size, location and design to be approved by County Engineering; 3) the construction of the proposed streets to paved County standards; 4) the placement of a note on the final plat stating that lots with zero building setbacks will not share a common lot line with any other lots and will not be located along the perimeter of the site; 5) the illustration of the typical building limits for all lots on the final plat; 6) 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; and 7) the placement of a note on the final plat stating that maintenance of all common areas is the responsibility of the property owners.

LOCATOR MAP

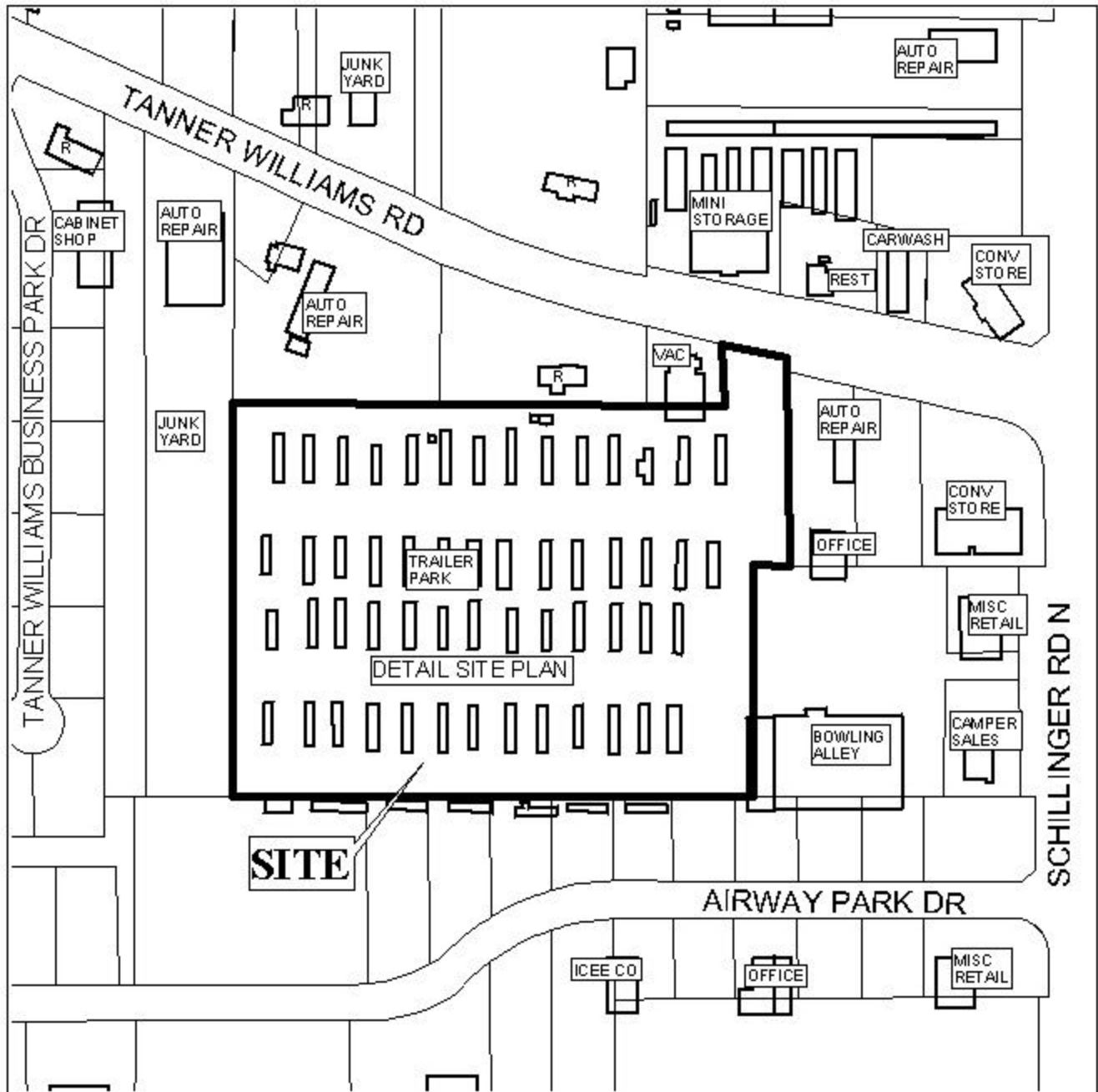


APPLICATION NUMBER 17 DATE November 20, 2003
APPLICANT Park Place Subdivision
REQUEST Subdivision



NTS

PARK PLACE SUBDIVISION



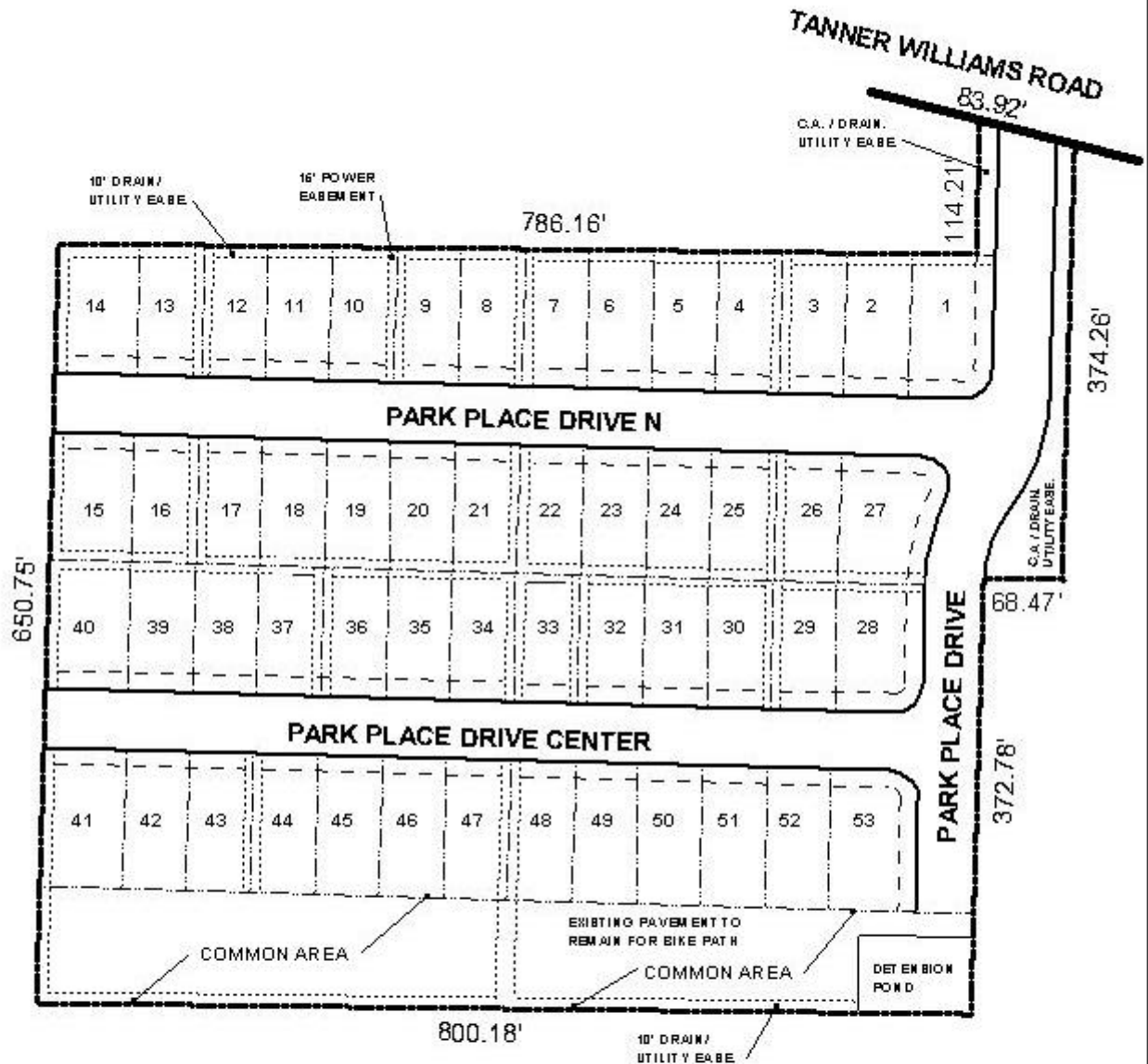
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LEGEND



NTS

DETAIL SITE PLAN

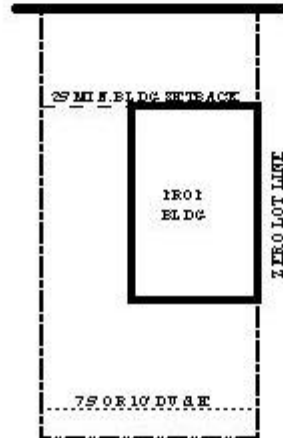


APPLICATION NUMBER 17 DATE November 20, 2003
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 USE/REQUEST Subdivision



DETAIL LOT PLAN

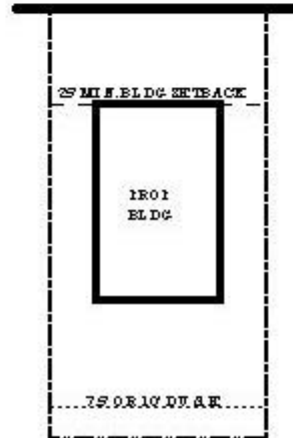
PROPOSED ROAD



DETAIL LOT "A"

LOTS 5-7, 12-14,
19-21, 26, 27, 31-33,
38-40, 45-47, 52, 53

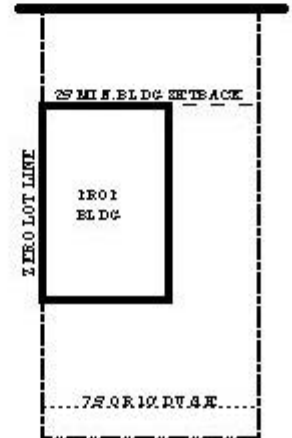
PROPOSED ROAD



DETAIL LOT "B"

LOTS 4, 11, 18, 25,
30, 37, 44, 51

PROPOSED ROAD



DETAIL LOT "C"

LOTS 1-3, 8-10,
15-17, 22-24, 28, 29,
34-36, 41-43, 48-50

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