

## **DEER PORT COMMERCE PARK SUBDIVISION**

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

The plat illustrates the proposed 5 lot, 78.6  $\pm$  acre subdivision which is located on the Northeast corner of Dauphin Island Parkway and Deer River Road, extending South and East to the North side of the Theodore Ship Channel, 830'  $\pm$  East of Dauphin Island Parkway. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create five lots from eight large metes and bounds parcels and a portion vacated right-of-way.

Lots 2 and 5 exceed the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

As illustrated on the Detail Site Plan, wetlands are prominent throughout the site, therefore, the area could be considered environmentally sensitive. Permits from all applicable federal, state and local agencies should be obtained prior to permitting.

A portion of Deer River Road was vacated and a new Deer River Road will be constructed. Additionally, the East end of the existing Deer River Road right-of-way along Lots 4 and 5 is not paved. Therefore, it is required that a temporary turnaround be constructed at the end of the new Deer River Road where it meets the right-of-way of the existing Deer River Road.

As a means of access management, a note should be placed on the final plat stating that Lots 1 and 3 are denied direct access to the existing Deer River Road, and Lot 4 is limited to one curb cut to Dauphin Island Parkway, with the size, location and design to be approved by County Engineering.

Furthermore, Lot 5 should not be recorded until the existing Deer River Road is paved to County Standards, from the new street and along the entire frontage of Lot 5.

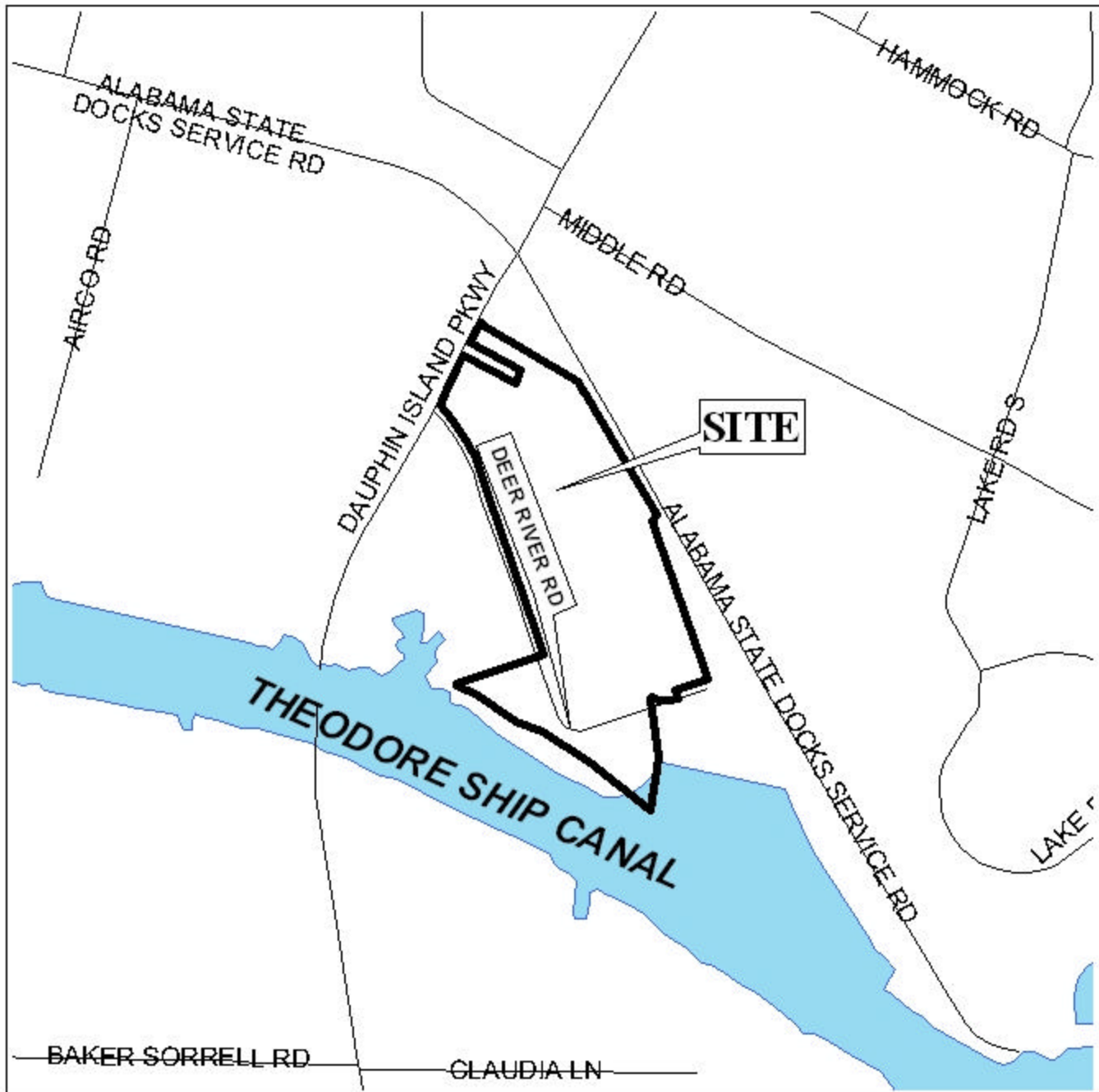
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The twenty-five foot minimum building setback lines are not shown but would be required on the final plat

With modifications and a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for

Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; 2) placement of a note on the final plat stating that Lots 1 and 3 are denied direct access to the existing Deer River Road, and Lot 4 is limited to one curb cut to Dauphin Island Parkway, with the size, location and design to be approved County Engineering; 3) that Lot 5 not be recorded until the existing Deer River Road is paved to County Standards from the new Deer River Road to the Northeast corner of Lot 5; 4) the construction of a temporary turnaround at the end of the new Deer River Road where it meets the right-of- way of the existing Deer River Road; 5) placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and 6) placement of the 25-foot minimum building setback lines on the final plat.

## LOCATOR MAP



APPLICATION NUMBER 15 DATE June 19, 2003

APPLICANT Deer Port Commerce Park Subdivision

REQUEST Subdivision



## DETAIL SITE PLAN



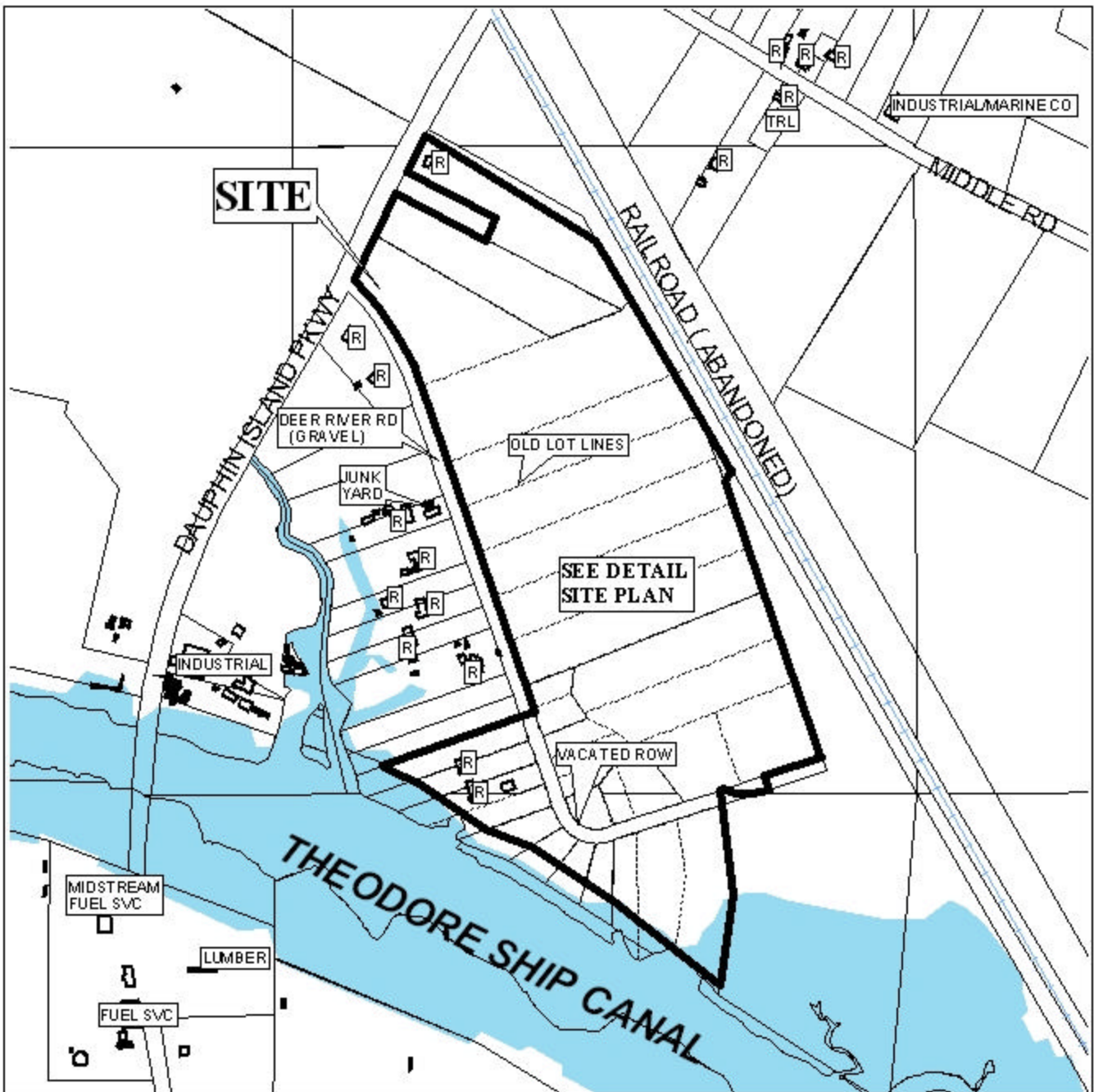
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# DEER PORT COMMERCE PARK SUBDIVISION



APPLICATION NUMBER 15 DATE June 19, 2003

LEGEND

