

PARK PLACE SUBDIVISION

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

The plat illustrates the proposed 48 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 sewer.

The purpose of this application is to subdivide a metes and bounds parcel into 48 lots.

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

A note should be placed on the final plat stating that lots located on a corner (Lots 1, 23, 24 and 43) be 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 as required. However, the streets proposed are approximately 700' long; therefore, the requirement of a temporary turnaround should be required. Additionally, the construction of the proposed streets should be constructed to County standards.

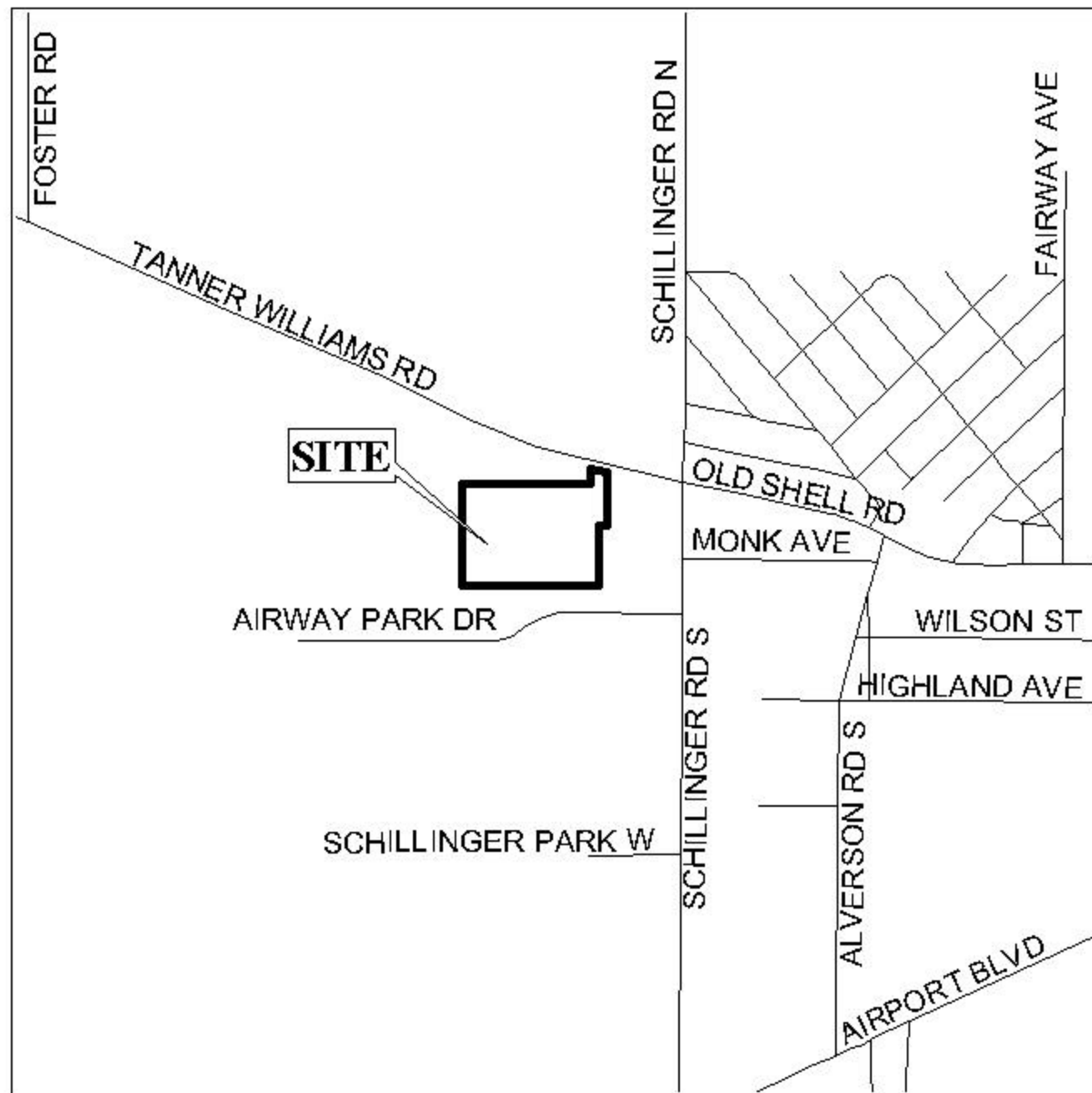
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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.

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

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 sufficient right-of-way from the centerline of Tanner Williams Road; 2) the placement of a note on the final plat stating that corner lots (Lots 1, 23, 24 and 43) are limited to one curb cut each, with the size, location and design to be approved by County Engineering; 3) the placement of a note on the final plat stating that the construction of the proposed streets should be constructed to County standards; 4) 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; 5) the placement of a note on the final plat stating that maintenance of all common areas are the responsibility of the property owners; and 6) the placement of the 25-foot minimum building setback lines on the final plat.

LOCATOR MAP

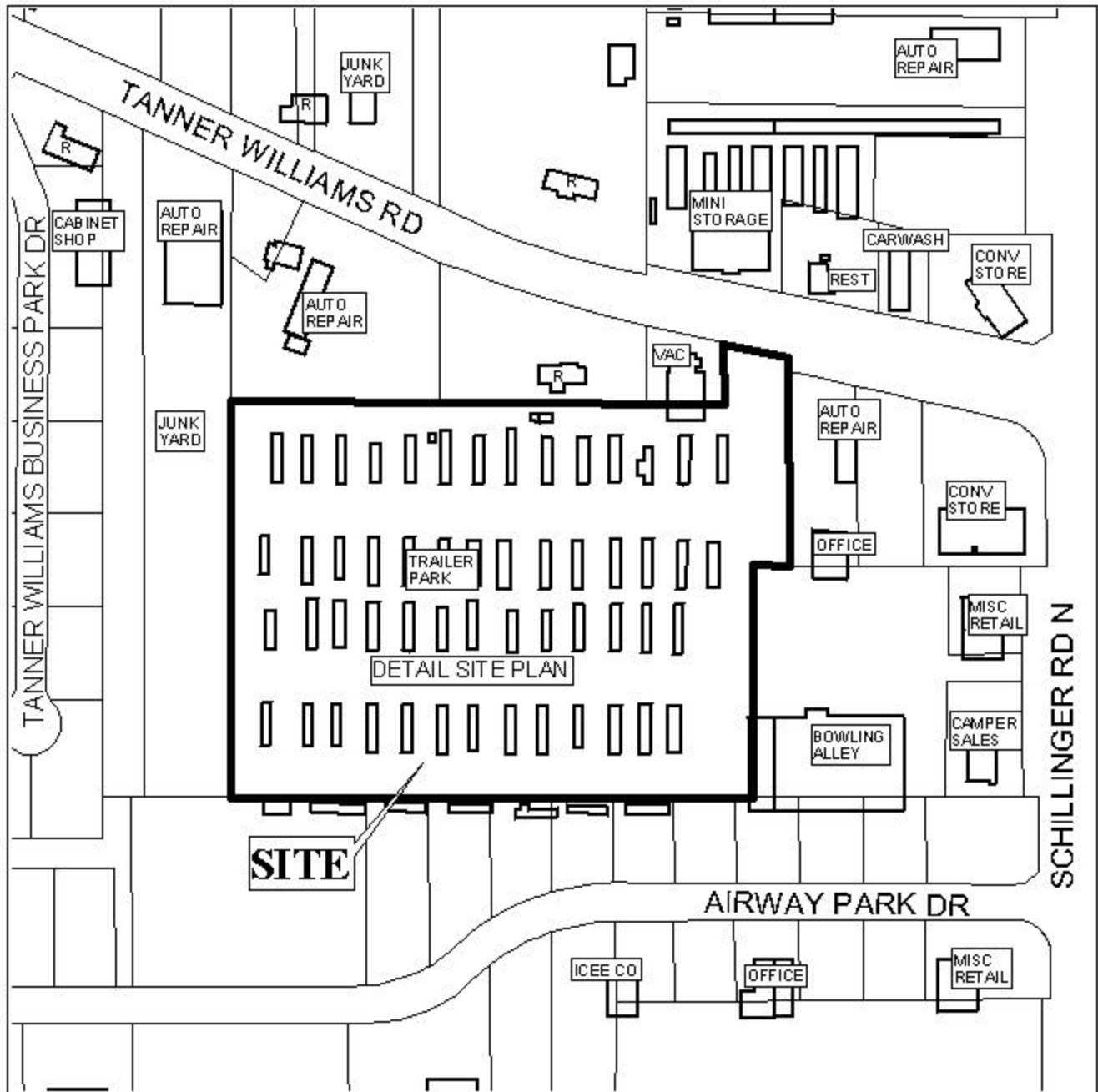


APPLICATION NUMBER 13 DATE August 21, 2003
APPLICANT Park Place Subdivision
REQUEST Subdivision



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PARK PLACE SUBDIVISION



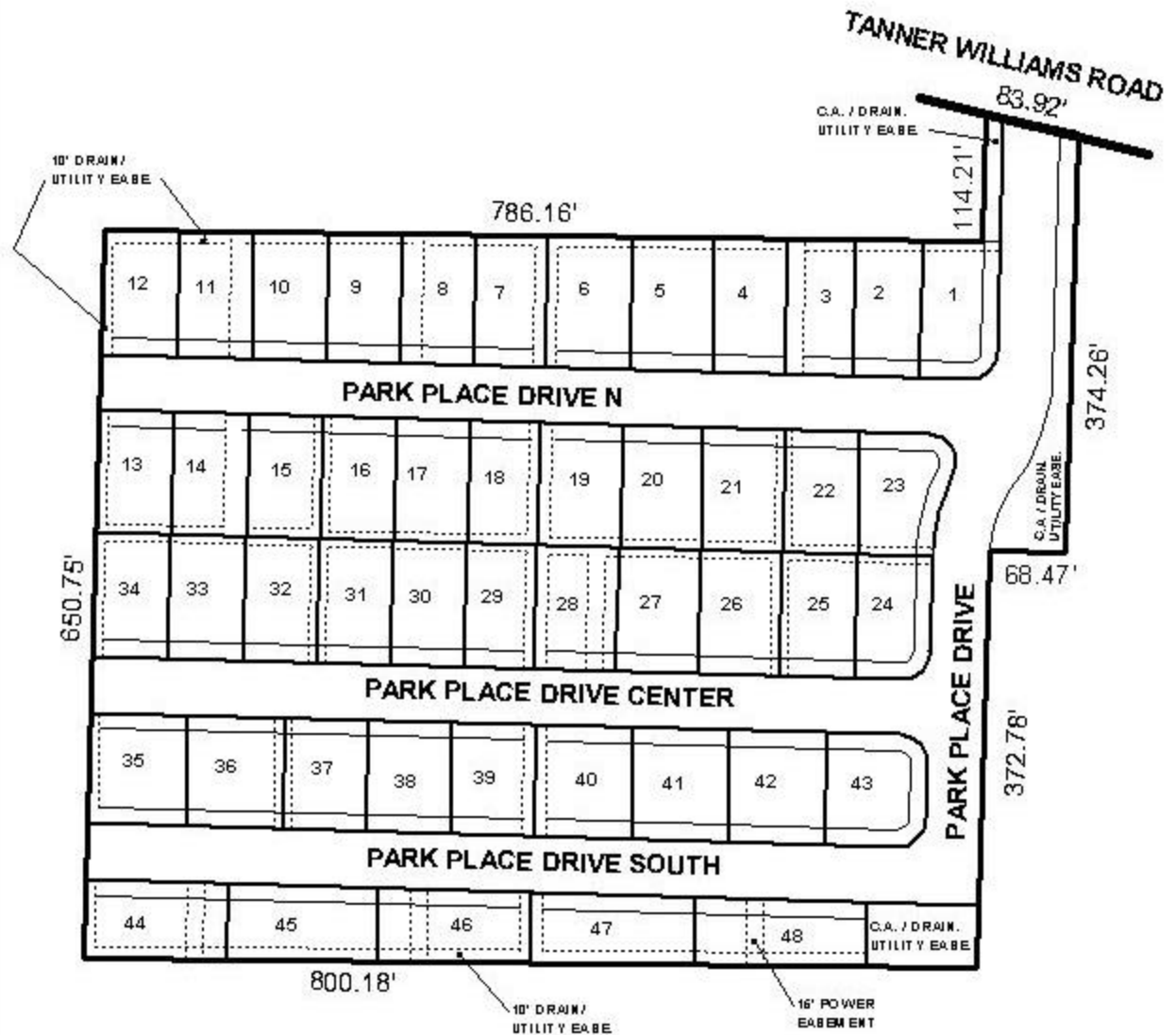
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LEGEND



NTS

DETAIL SITE PLAN



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 APPLICANT Park Place Subdivision
 USE/REQUEST Subdivision

