

## **PLANTATIONS SUBDIVISION**

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

The plat illustrates the proposed 43 lot, 67.0  $\pm$  acres subdivision which is located on the South side of Jeff Hamilton Road, 830'  $\pm$  West of Cottage Hill Road, extending South to Johnson Road between Scott Place Court and Richmond Drive, and extending East adjacent to the South side of Hamilton Creek Estates Subdivision, and West adjacent to the North side of Scott Plantation Subdivision, Unit Four. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a large metes and bounds parcel into 12 lots. It should be noted that the area labeled future development would require subdivision approval from the Commission prior to any development.

The site fronts Jeff Hamilton Road, a planned major street, and the existing right-of-way is shown as 80-feet. The Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Jeff Hamilton Road should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that Lots 1 and 41 are denied direct access to Jeff Hamilton Road.

As illustrated on the Vicinity Map, March Road, a planned major street adjoins the East property line of Lots 28, 29, 32-39 and 42; therefore, the dedication of 50-feet for the future March Road Major Street should be required. Additionally, a note should be placed on the final plat stating that Lots 28, 29, 32-39 and 42 are denied direct access to March Road.

It should be noted that all of the access for Lot 43 lies within the proposed March Road Major Street and thus at this time should not be dedicated. Furthermore, Lot 43 would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

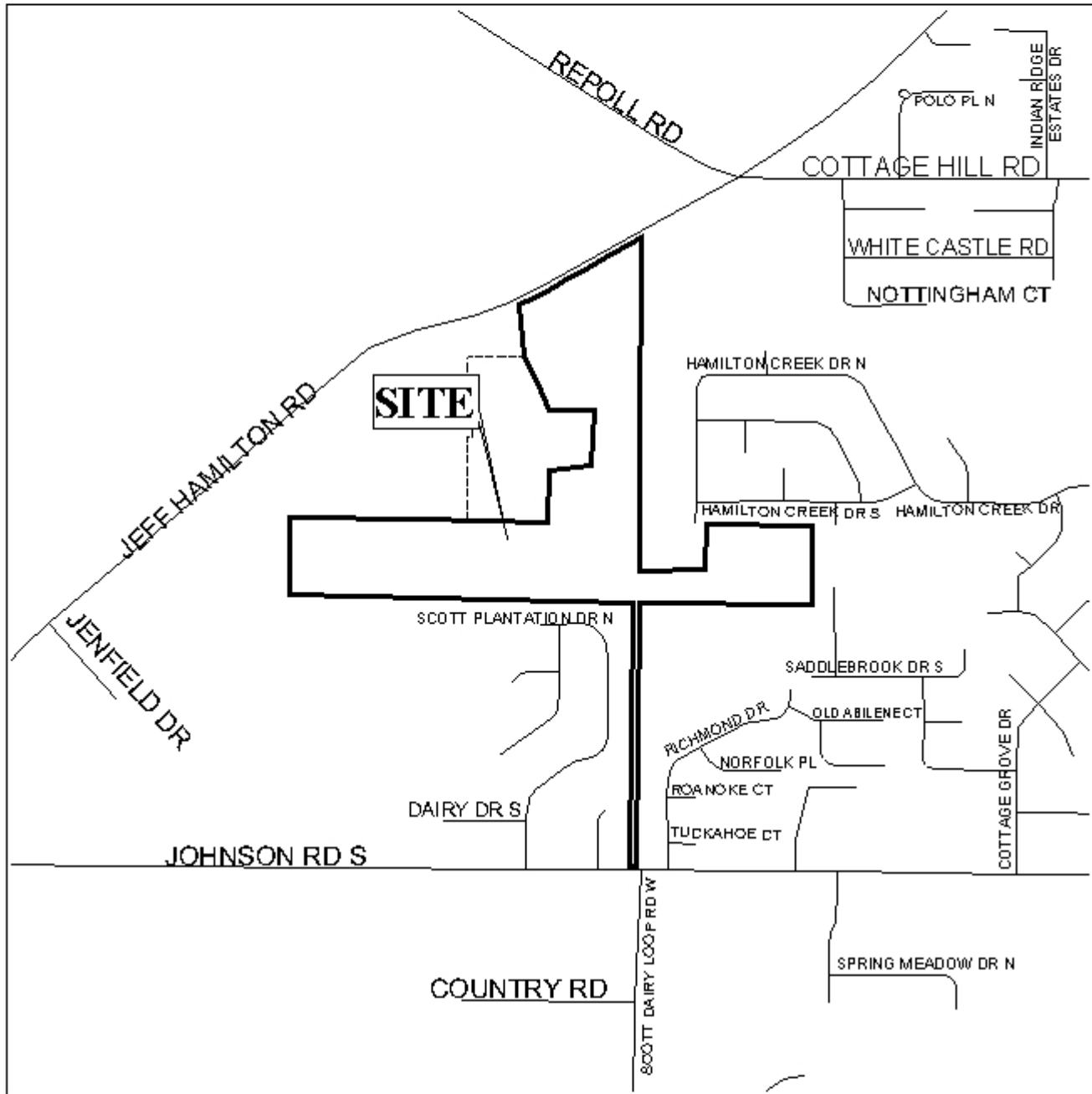
As illustrated on the Vicinity Map, the proposed subdivision incorporates a portion of an existing parcel. The remainder of the parcel is shown as "Reserved for Future Development" and does not appear to have frontage on a public street; including the proposed street (between Lots 4 and 5). This parcel may be shown as "future development;" however, it must have frontage on a public street. Additionally, Subdivision approval would be required prior to any development on the future development parcel.

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.

With a waiver of Section V.D.3., the plat will meet 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 to provide 50-feet from the centerline of Jeff Hamilton Road, and the dedication of 50-feet for March Road, a planned major street (along Lots 28, 29, 32-39 and 42); 2) the placement of a note on the final plat stating that Lots 1 and 41 are denied direct access to Jeff Hamilton Road and Lots 28, 29, 32-39 and 42 are denied direct access to March Road; 3) that the “reserved for Future Development” parcel simply be shown as future development, and that it be provided a minimum of 50-feet of frontage on a dedicated and constructed public right-of-way; and 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.

# LOCATOR MAP



APPLICATION NUMBER 12 DATE November 18, 2004

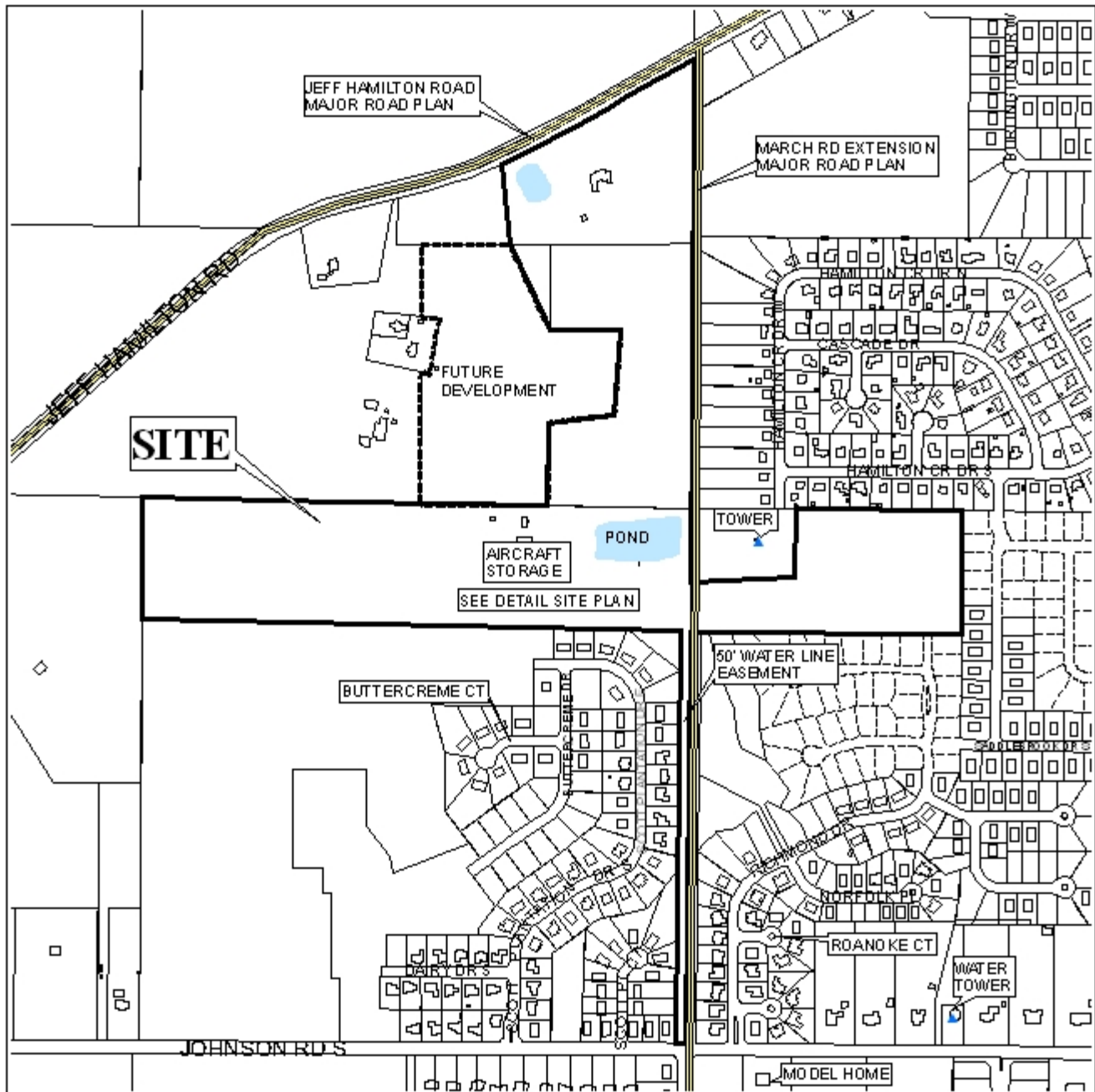
APPLICANT Plantations Subdivision

REQUEST Subdivision



NTS

# PLANTATIONS SUBDIVISION



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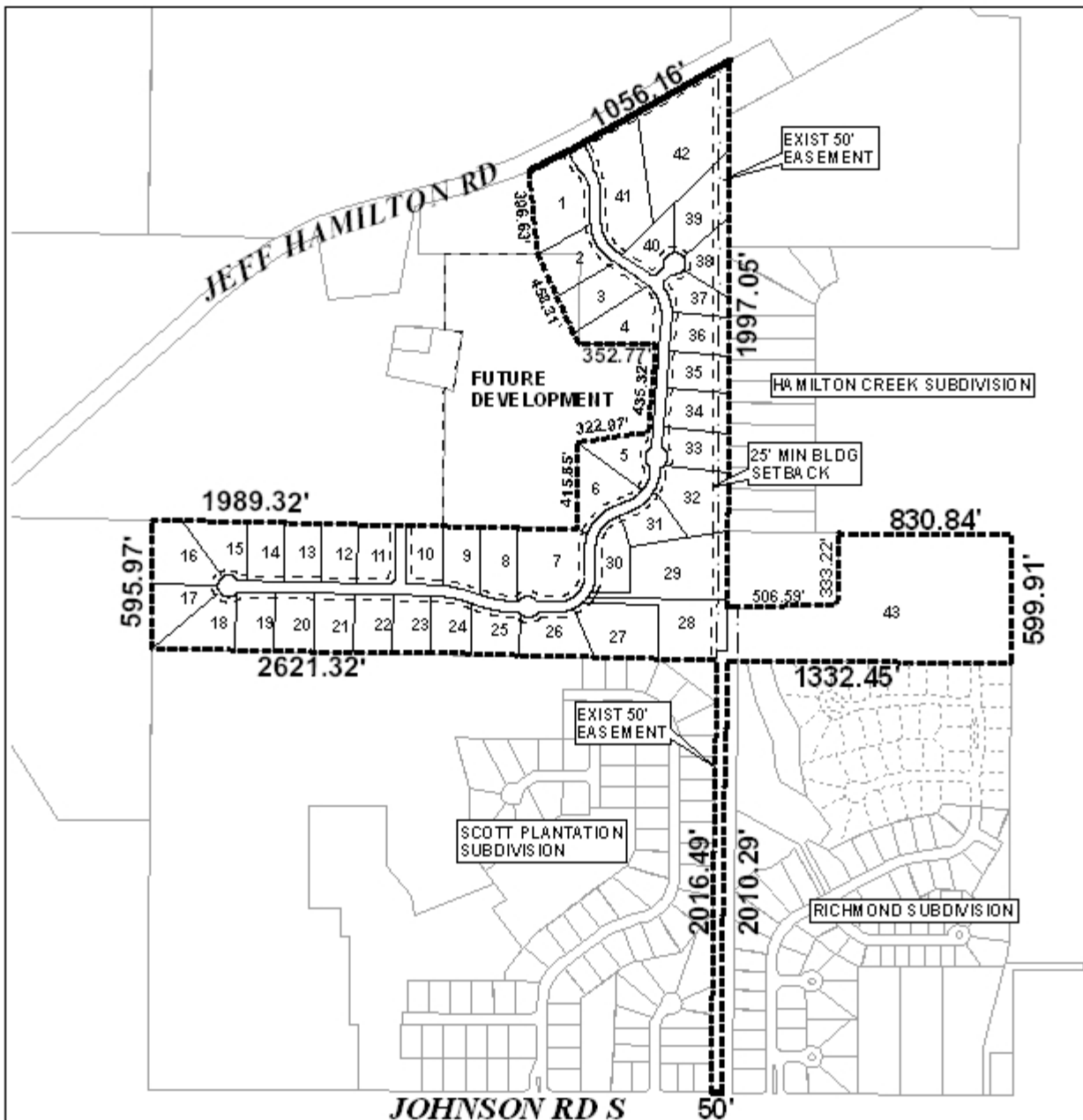
LEGEND

R-1	R-2	R-3	R-A	R-B	H-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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APPLICANT Plantations Subdivision

REQUEST Subdivision



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