

## **KIRKPATRICK-AIRPORT 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. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 4.1± acre, one-lot subdivision, which is located at the Southeast corner of Airport Boulevard and Hamilton Bridges Drive West. The applicant indicates that the site is served by public water and sanitary sewer; however, the applicant should be aware of the MAWSS comments above.

The purpose of the application is to combine a lot of record and a metes and bounds parcel into a single lot. The metes and bounds parcel appears in tax records as being established in 1979.

The site fronts Airport Boulevard, with a 140-foot right-of-way, and Hamilton Bridges Drive West, with a varying right-of-way that is greater than 50 feet wide at the site.

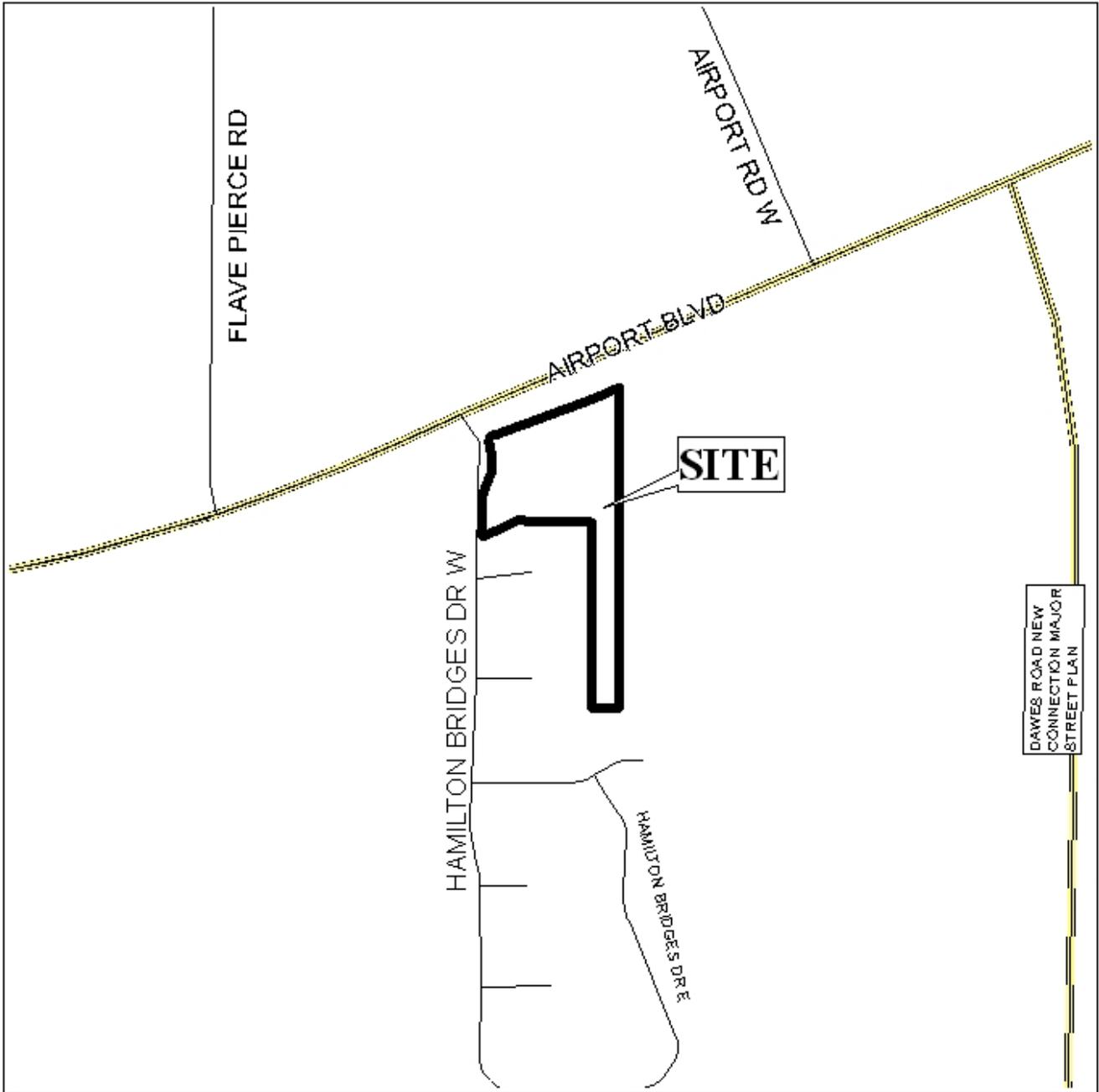
While the lot would be an odd shape, including a long and narrow peninsular appendage, this subdivision would improve the current situation, in which the metes and bounds parcel is approximately 12 times as long as it is wide.

The 25-foot building setbacks are shown for a portion of the site, and should be shown for the entire site on the final plat.

The site is located in the County; thus any lots that 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) placement of the 25-foot setbacks on the final plat for the entire site; and 2) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

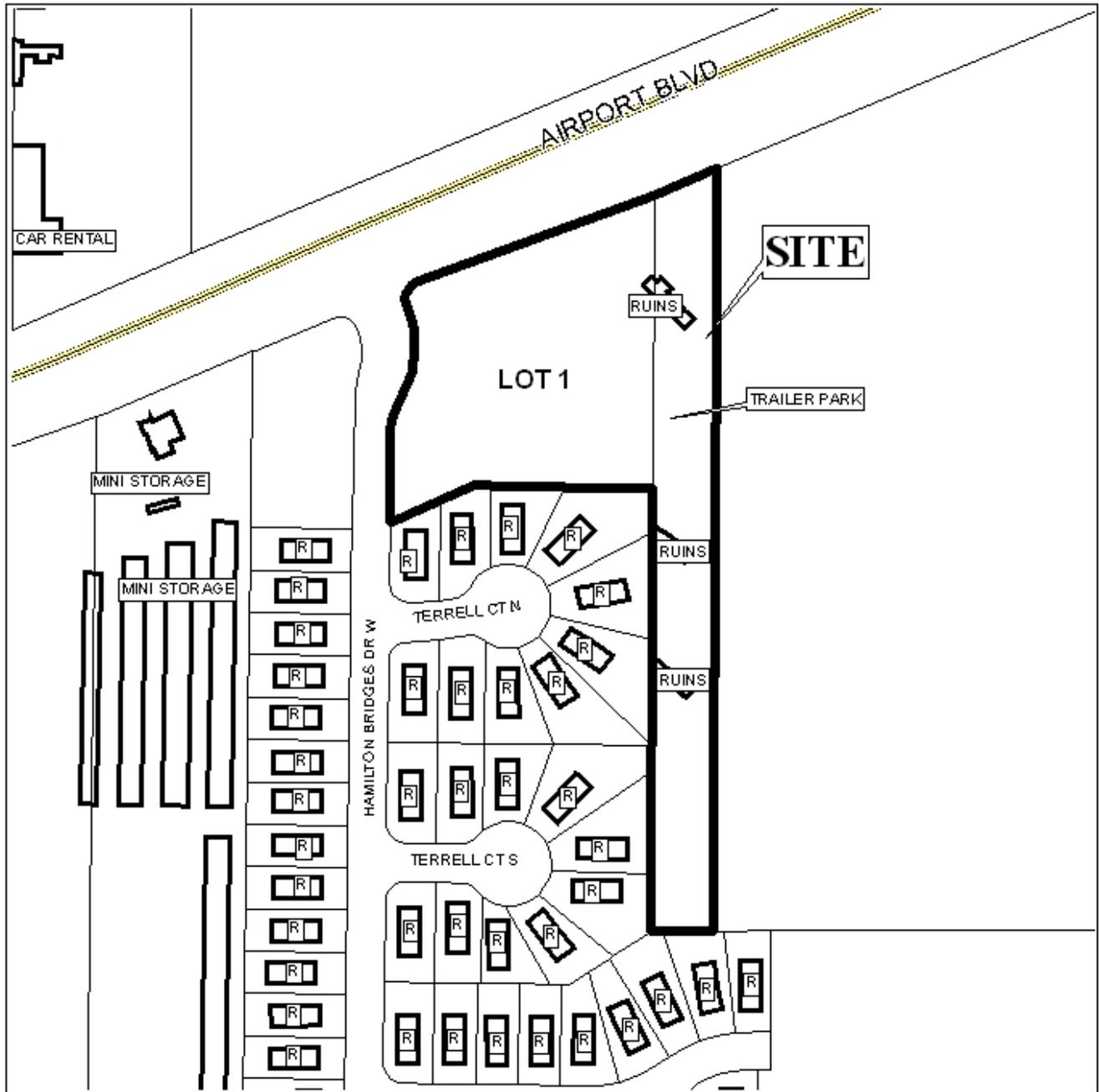
# LOCATOR MAP



APPLICATION NUMBER 1 DATE June 15, 2006  
APPLICANT Kirkpatrick-Airport Subdivision  
REQUEST Subdivision



# KIRKPATRICK-AIRPORT SUBDIVISION



APPLICATION NUMBER 1 DATE June 15, 2006

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		



NTS

