

CAMELLIA PARK 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 Assurance application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 15-lot, 22.0± acre subdivision which is located on the South side of Airport Boulevard, 410'± West of Hamilton Bridges Drive West. The subdivision is served by public water and sanitary sewer is located within the County.

The purpose of this application is to create a 15-lot subdivision from a metes and bounds parcel.

Airport Boulevard, which is shown as a major street on the Major Street Plan component of the Comprehensive Plan; and as such, requires a minimum right-of-way of 140-feet. The plat does indicate the minimum right-of-way width along Airport Boulevard and 50-feet of right-of-way for the new street within the site.

As Airport Boulevard is a major street, access management is a concern. Given the location of the existing curb-cut of the adjacent properties and median cut along Airport Boulevard, the relocation of the proposed street should be adjusted to provide as much distance between the new street and Baker High School as practical, and denying Lots 1 and 15 direct access to Airport Boulevard should be required. Also, any new road for the site is to be dedicated and constructed to meet County Engineering Standards, including the dedication of a sufficient radius at Airport Boulevard and the new street as determined by County Engineering.

The site in question was approved by the Commission in December 2002 and extended in January 2004. However, no extensions have been submitted after the January 2004 submittal; therefore, the application has expired.

The application before the Commission proposes a 15-lot subdivision that seems to be a commercial/industrial subdivision. As the site is located in the County, there are no Zoning Regulations to govern the use of the property; therefore, 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.

While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer

certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the final plat, if approved.

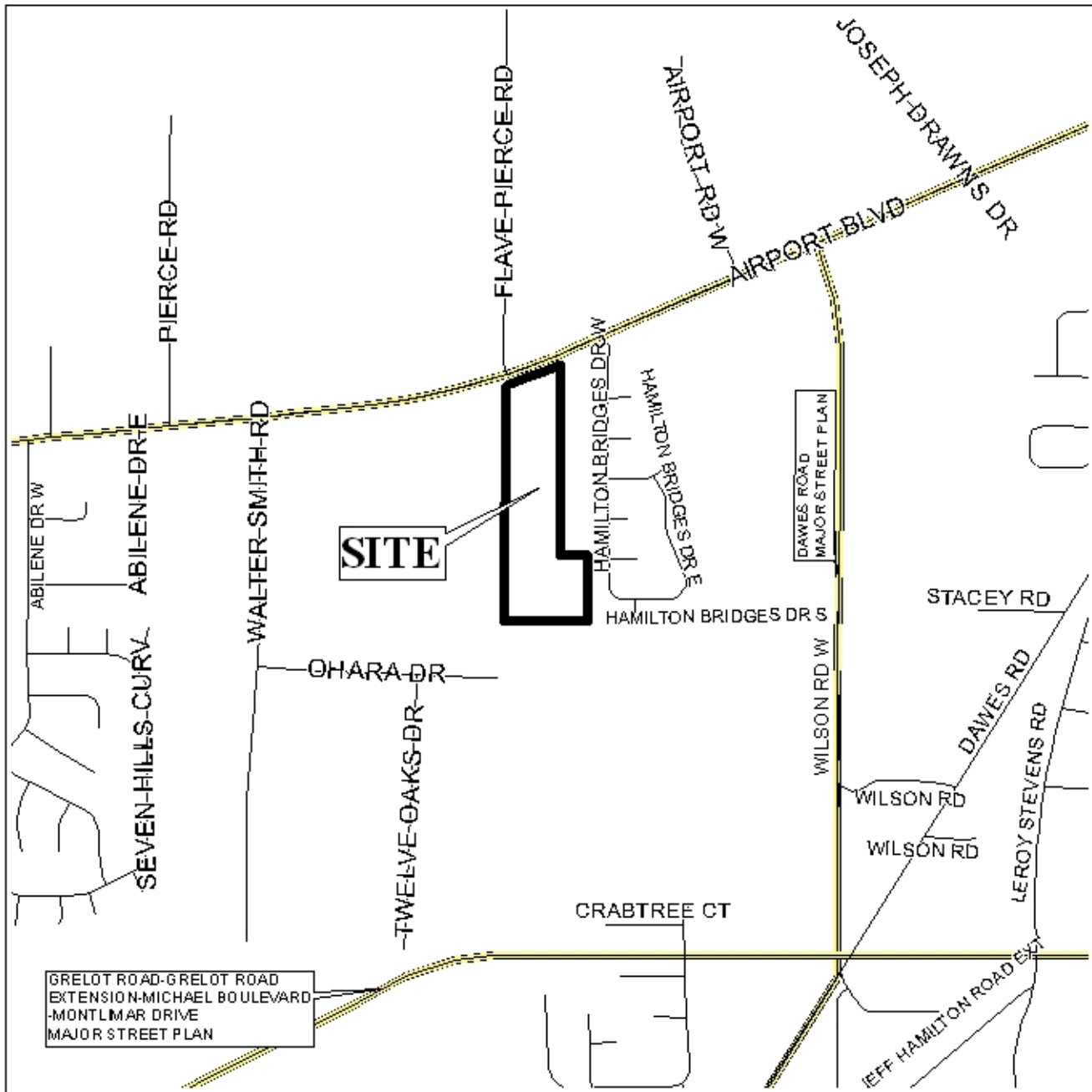
The site illustrates wetlands on a portion of the site and since the presence of wetlands are indicated on the preliminary plat the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the signing of the Final Plat.

An area is shown on the preliminary plat along the western boundary with a 20-foot access from the new street and a 30-foot access between Lots 9 and 10, thus a note should be placed on the Final Plat stating that maintenance of the common area will be the responsibility of the property owners.

The 25-foot minimum building setback lines, required in Section V.D.9., 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 location of the proposed street be adjusted to provide as much distance between the new street and Baker High School as practical; 2) the placement of a note on the Final Plat denying Lots 1 and 15 direct access to Airport Boulevard; 3) the dedication of appropriate radii and the intersection of Airport Boulevard and the new street as determined by County Engineering; 4) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; 5) placement of a note on the plat stating that approval of all applicable federal, state and local agencies is required prior to the signing of the Final Plat; 6) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development and the Mobile County Engineering Department, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances prior to the signing and recording of the final plat; 7) 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 8) the depiction of the 25-foot minimum building setback lines along Airport Boulevard and the new street.

LOCATOR MAP



APPLICATION NUMBER 4 DATE April 19, 2007

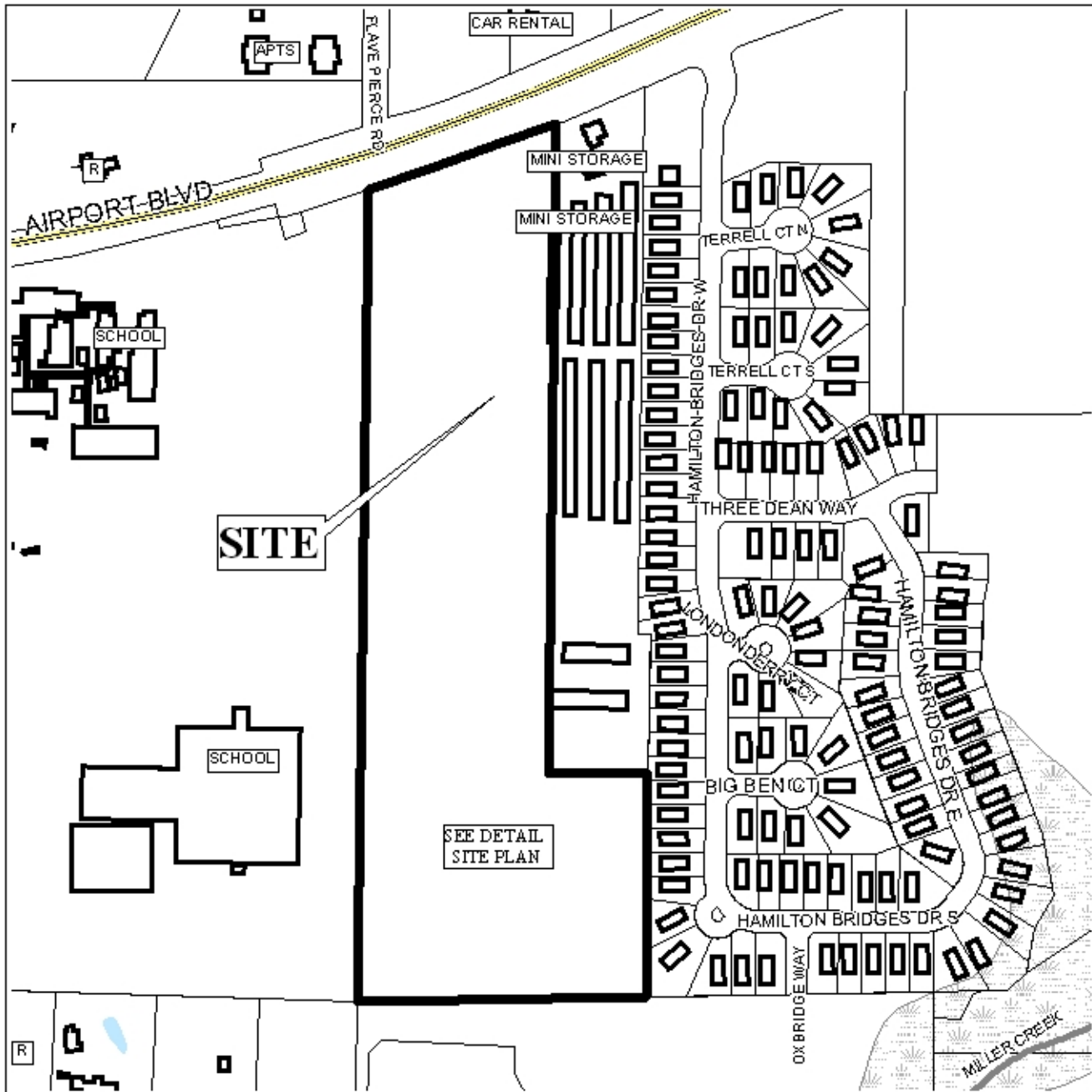
APPLICANT Camellia Park Subdivision

REQUEST Subdivision



NTS

CAMELLIA PARK SUBDIVISION



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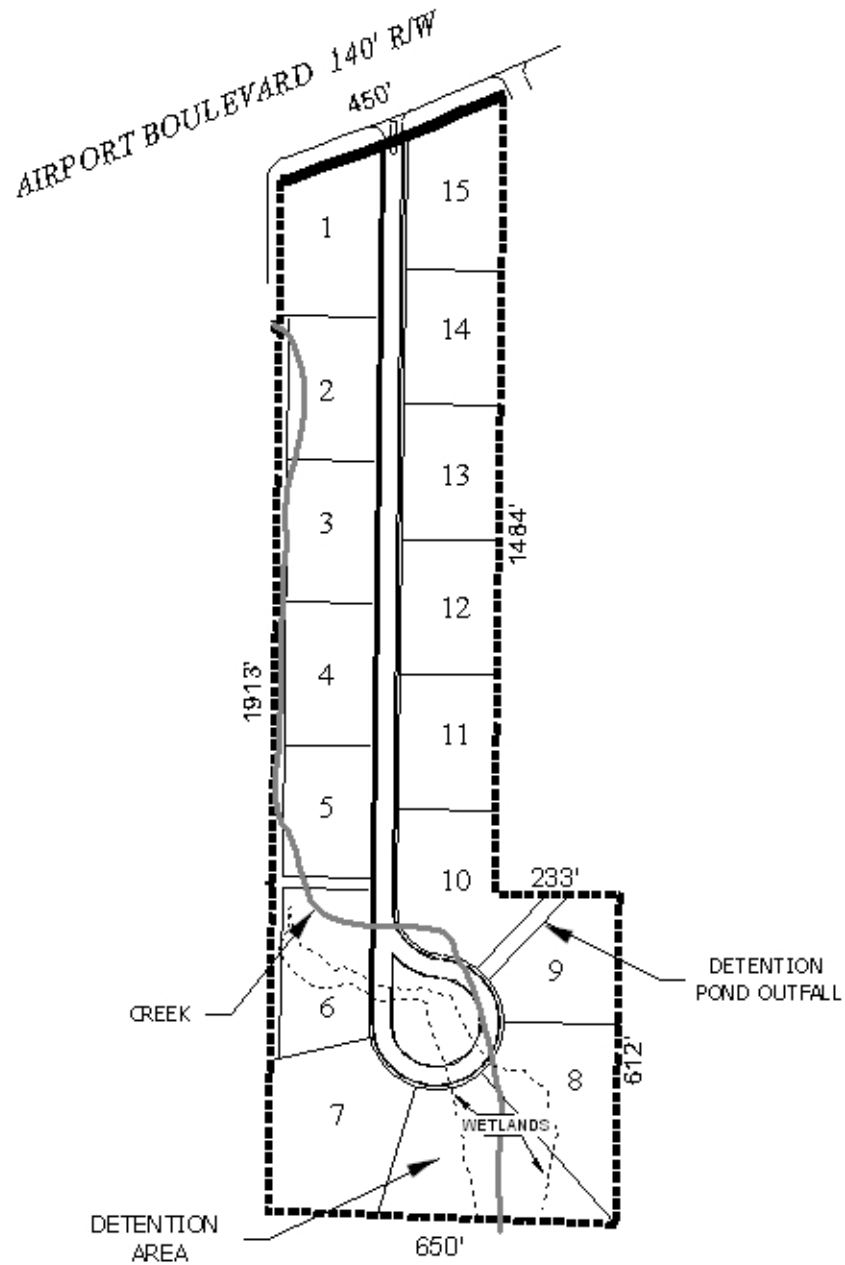
LEGEND

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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