

PALMER CLELAND 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 2-lot, 9.3± acres subdivision which is located on the East side of Dawes Road at Airport Boulevard. The subdivision is served by public water and sewer and is located within the County.

The purpose of this application is to create a 2-lot subdivision from nine legal lots.

The site fronts Airport Boulevard and Dawes Road. Airport Boulevard is a proposed major street with an existing 140-foot right-of-way, which is more than the 100-foot right-of-way recommended in the Major Street Plan component of the Comprehensive Plan. Dawes Road is a minor street, has sufficient right-of-way as illustrated on the preliminary plat.

As Airport Boulevard is a major street access management is a concern; since Lot 1 has approximately 705 linear street frontage but only 116 feet along Airport Boulevard denying access to Airport Boulevard would be appropriate. Given the amount of linear frontage of the development as illustrated (1,002-feet) and the proposed configuration, a maximum of three curb cuts, with the size, location and design to be approved by County Engineering should be required.

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.

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.

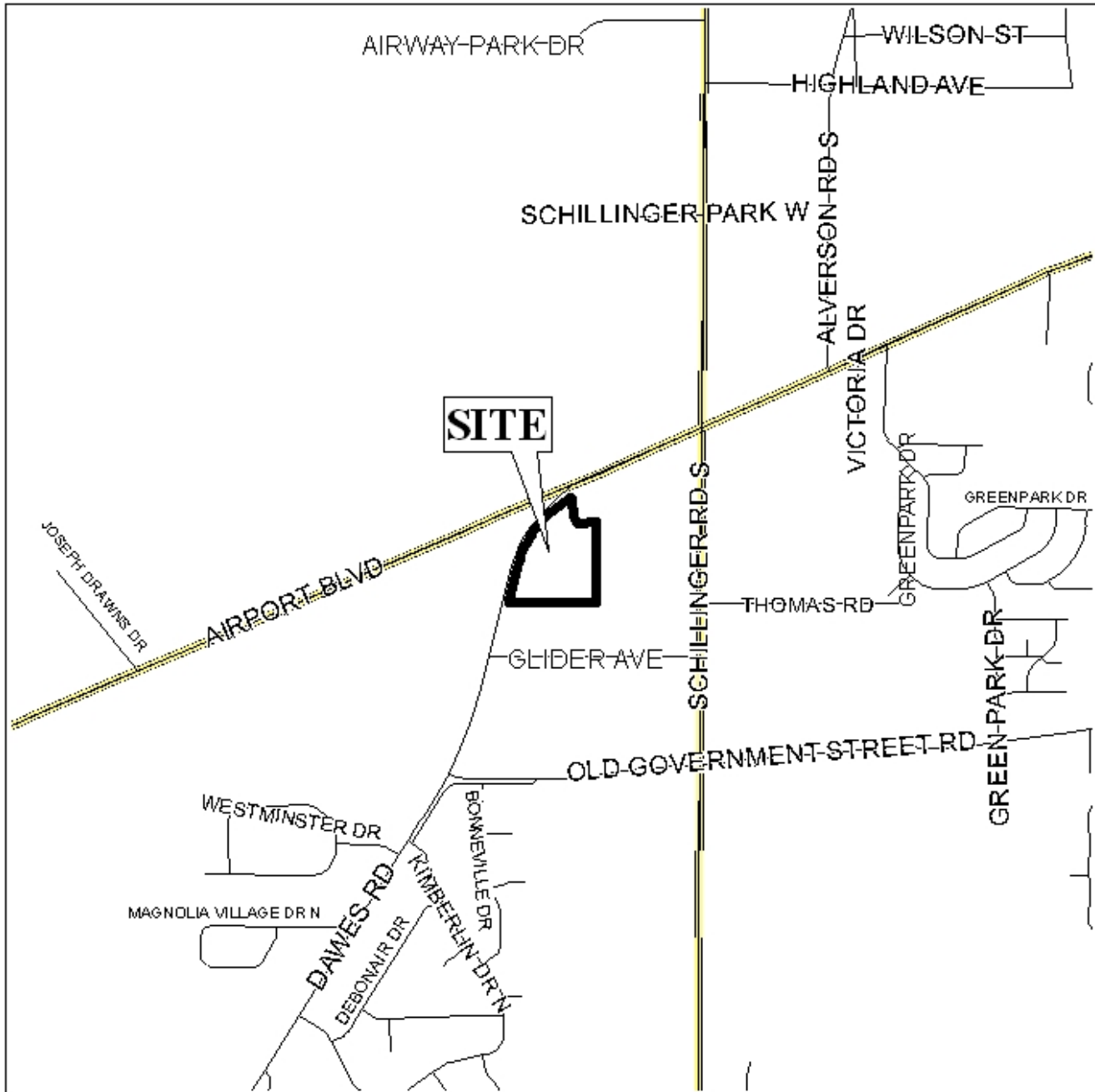
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the development is limited to a maximum of three curb cuts to Dawes Road, with the size, location and design to be approved by County Engineering;
- 2) 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; and

- 3) 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 7 DATE April 5, 2007

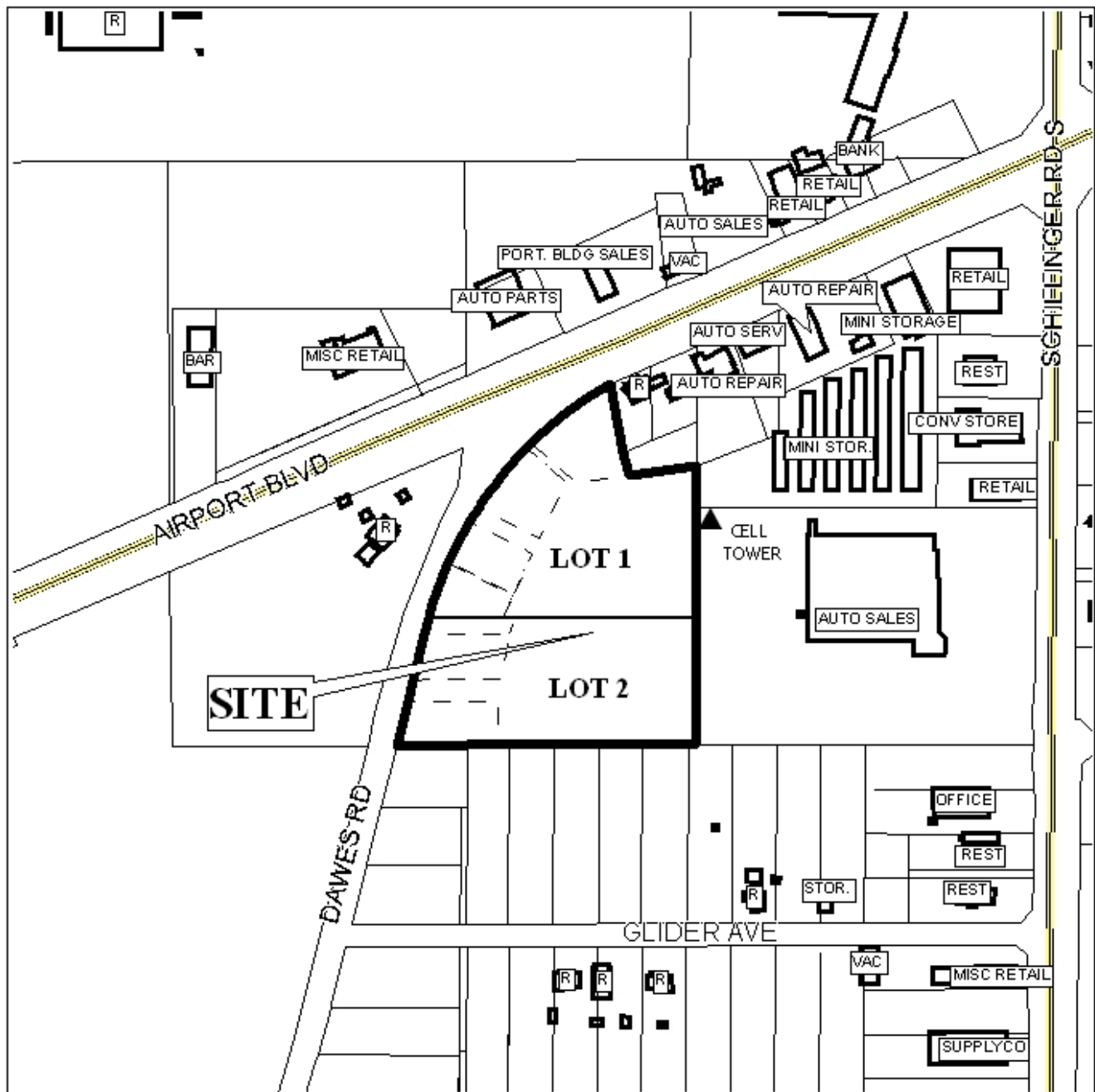
APPLICANT Palmer Cleland Subdivision

REQUEST Subdivision



NTS

PALMER CLELAND SUBDIVISION



APPLICATION NUMBER 7 DATE April 5, 2007

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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