

## **CAMDEN POINTE SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWSS Comments: No comments.

The plat illustrates the proposed 60-lot, 20.0 ± acre subdivision which is located on the West side of McFarland Road, 290'± South of Hamilton Creek Drive. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to modify a previously approved subdivision. The site was most recently approved by the Planning Commission at its August 16, 2007 meeting (with a subsequent extension) as 71-lot Maddox Place Subdivision. The application now proposes 60 lots, as part of Camden Pointe Subdivision.

Lot sizes for are not labeled on the preliminary plat. Labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information will be required if approved.

Development of the site will require the construction of new streets, which will connect to existing minor streets to the East of the site. All roads must be built to County standards and accepted by the County, prior to the recording of the Final Plat.

Common areas are proposed for the site. Notes regarding the common areas, including the detention area, stating that maintenance shall be the responsibility of the property owners, should appear on the Final Plat.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note on preliminary plat reflects this requirement, and should also appear on the final plat.

The 25-foot minimum building setback is shown on the plat, and should be placed on the Final Plat, if approved.

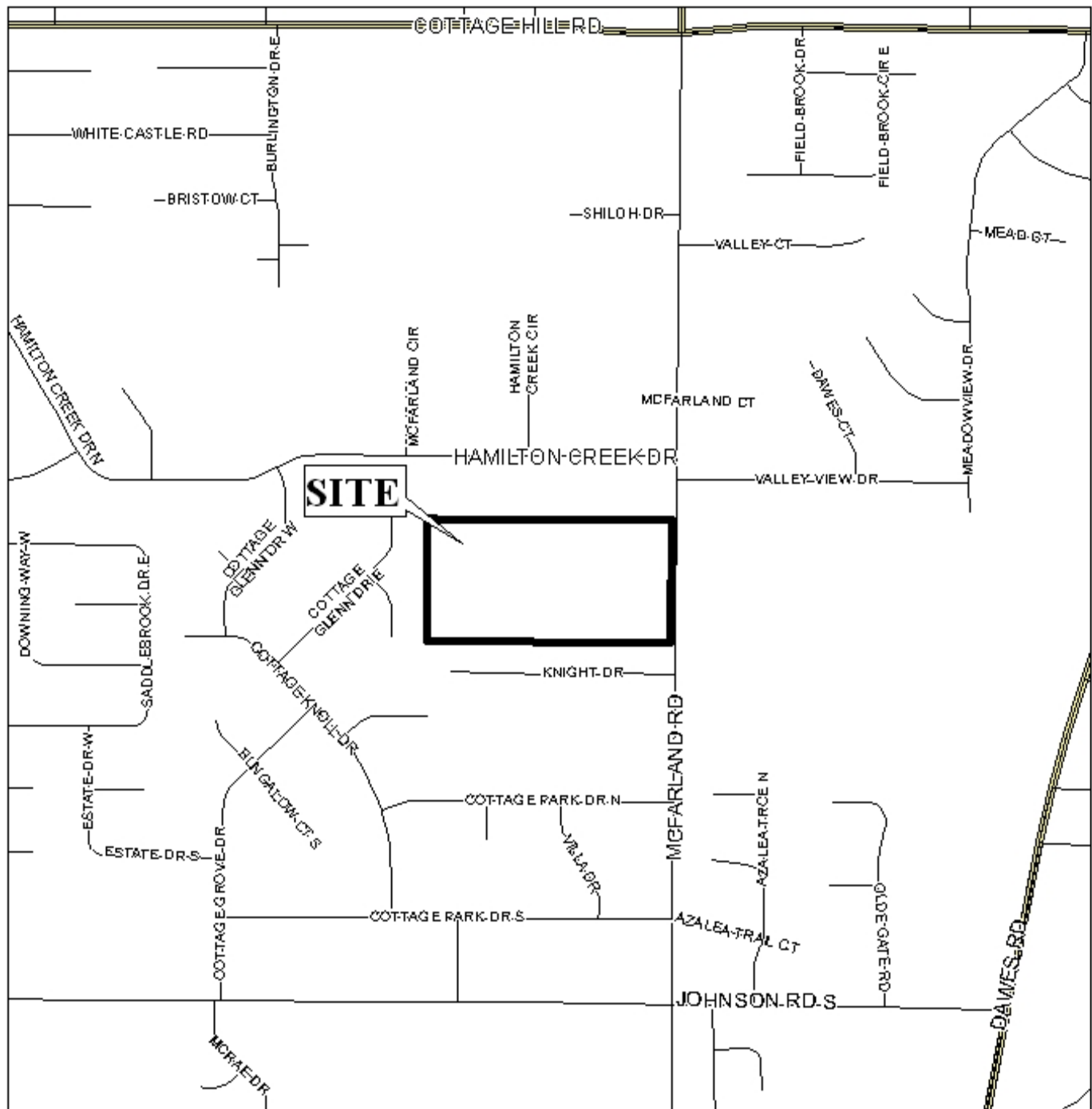
This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. The note regarding this requirement should also appear on the final plat.

The site will have to comply with the City of Mobile storm water and flood control ordinances. The note on the preliminary plat regarding this requirement should also appear on the final plat.

Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) construction of all streets to Mobile County standards, including the street-stub to the East, and acceptance of the streets by Mobile County prior to the recording of the final plat;
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering;
- 3) labeling of the 25-foot minimum building setback line, and placement of the note on the plat;
- 4) placement of a note on the Final Plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) 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.8. of the Subdivision Regulations; and
- 7) labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information, with changes as necessary due to dedications.

# LOCATOR MAP

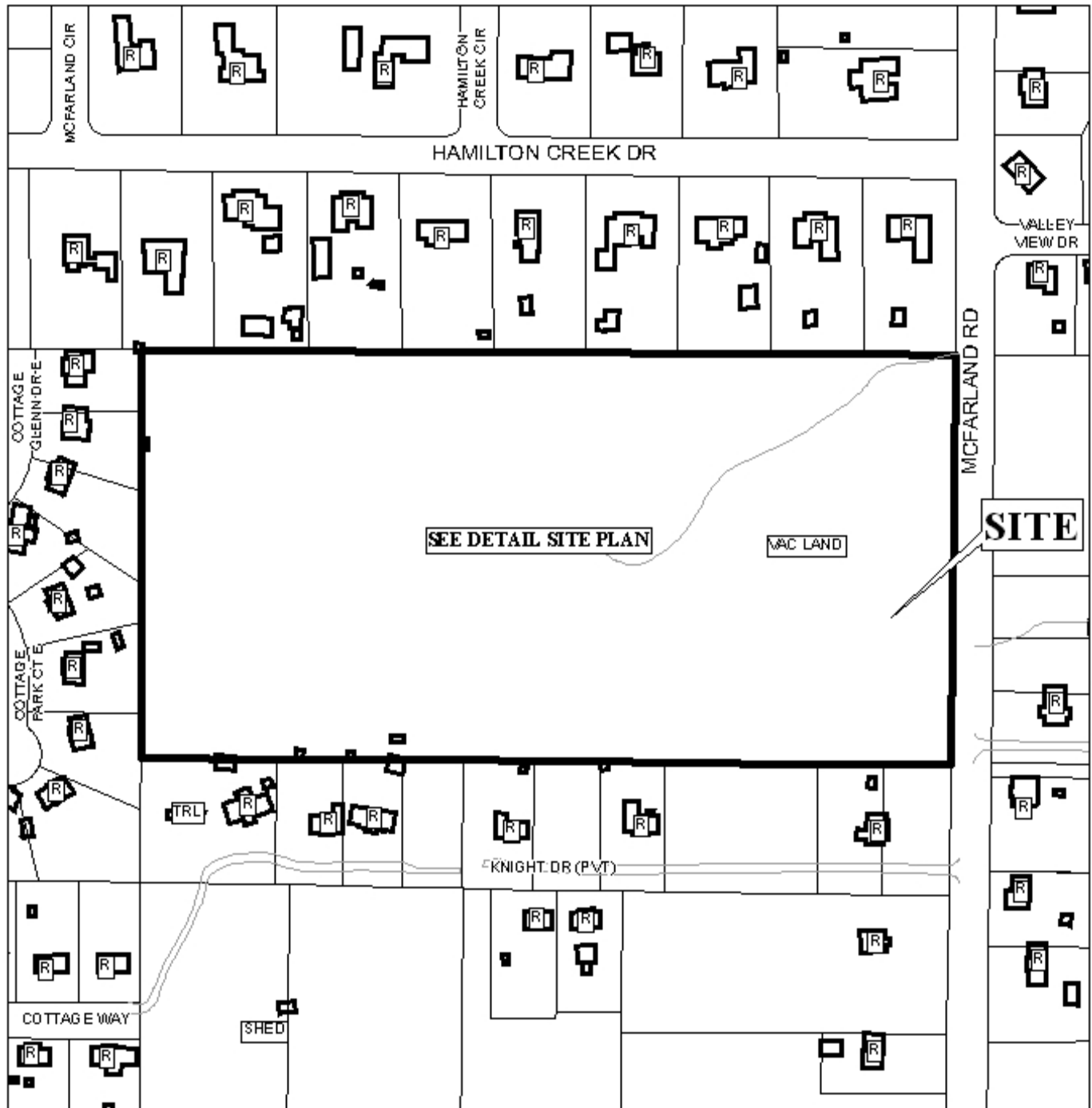


APPLICATION NUMBER 16 DATE February 3, 2011  
APPLICANT Camden Pointe Subdivision  
REQUEST Subdivision

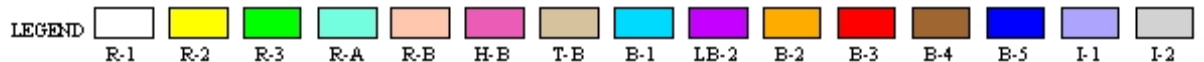


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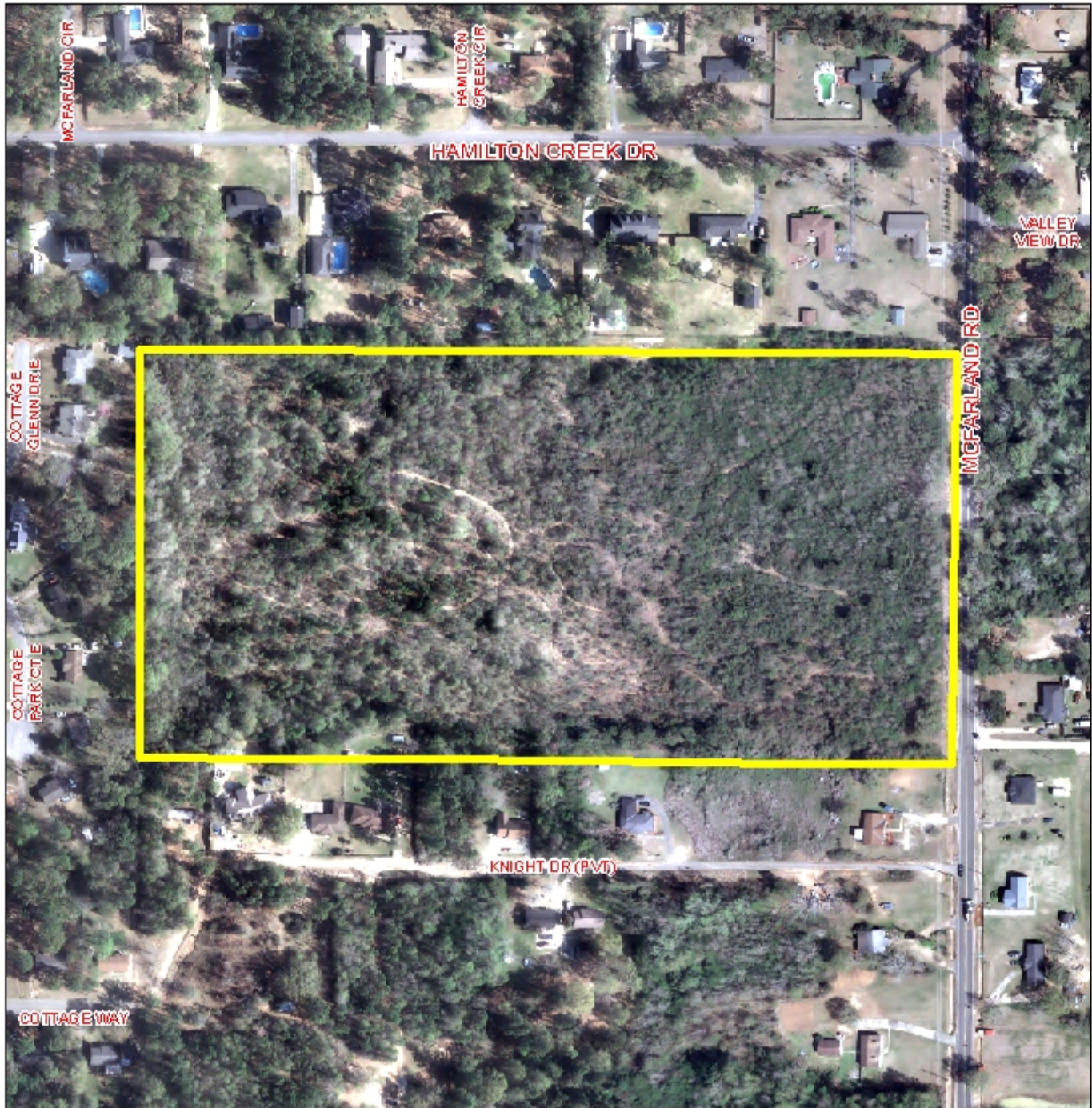


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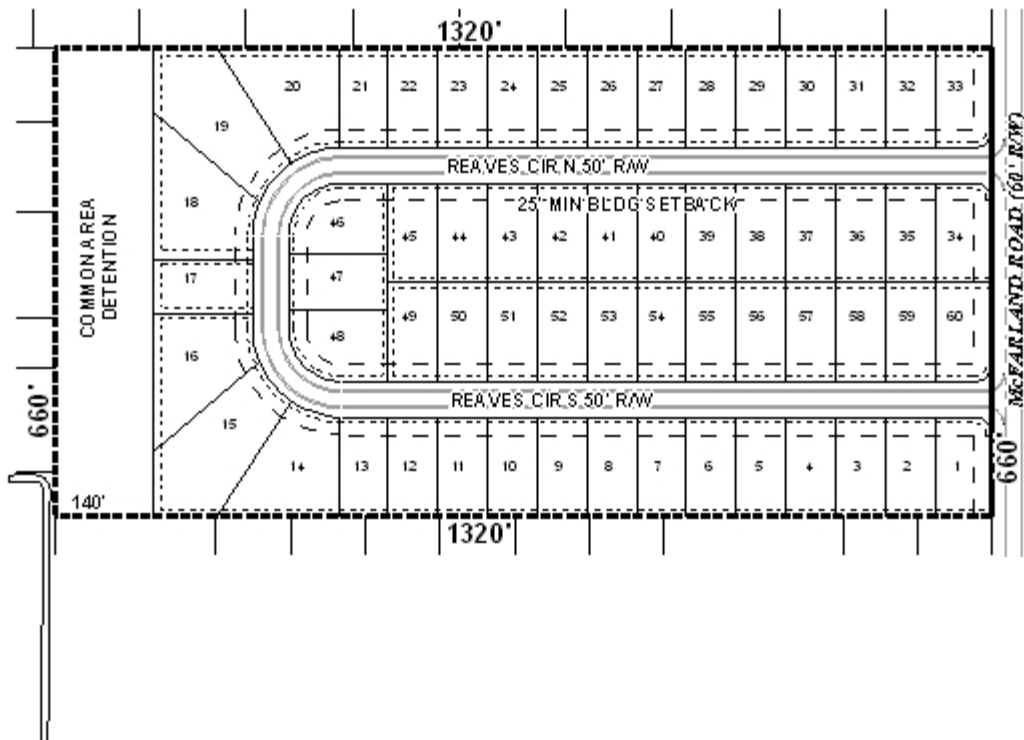


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# DETAIL SITE PLAN



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 REQUEST Subdivision

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