

SHILCO SUBDIVISION, LOT 1, RESUBDIVISION OF LOT 1

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.

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.

MAWWS 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 1-lot, 5.1± acre subdivision which is located on the East side of Schillinger Road South, 380'± North of Cottage Hill Road, in the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sewer services.

The purpose of this application is to amend a condition of approval of a previously approved subdivision.

The subject lot is part of a two-lot subdivision, Shilco Subdivision, Resubdivision of Lot 1, which was approved by the Commission in February, 2001. A condition of that approval was *"the placement of a note on the final plat stating that Lots 1 & 5 are limited to a total of two curb cuts to Schillinger Road, with the location and design to be approved by County Engineering."* Lot 5 is currently developed with one curb cut and the applicant proposes to develop Lot 1 with two curb cuts; therefore, the above-stated condition must be amended to allow a total of three curb cuts between the two lots. However, as that condition applied to both Lots 1 and 5 of the previously approved subdivision, both lots must be included in this subdivision, not just Lot 1. Therefore, this application cannot be considered as submitted.

Based on the preceding, this application is recommended for denial for the following reasons:

- 1) the condition in question applied to both lots of the previously approved subdivision; and
- 2) both lots must be included in a subdivision application to amend the curb cut limitation condition.

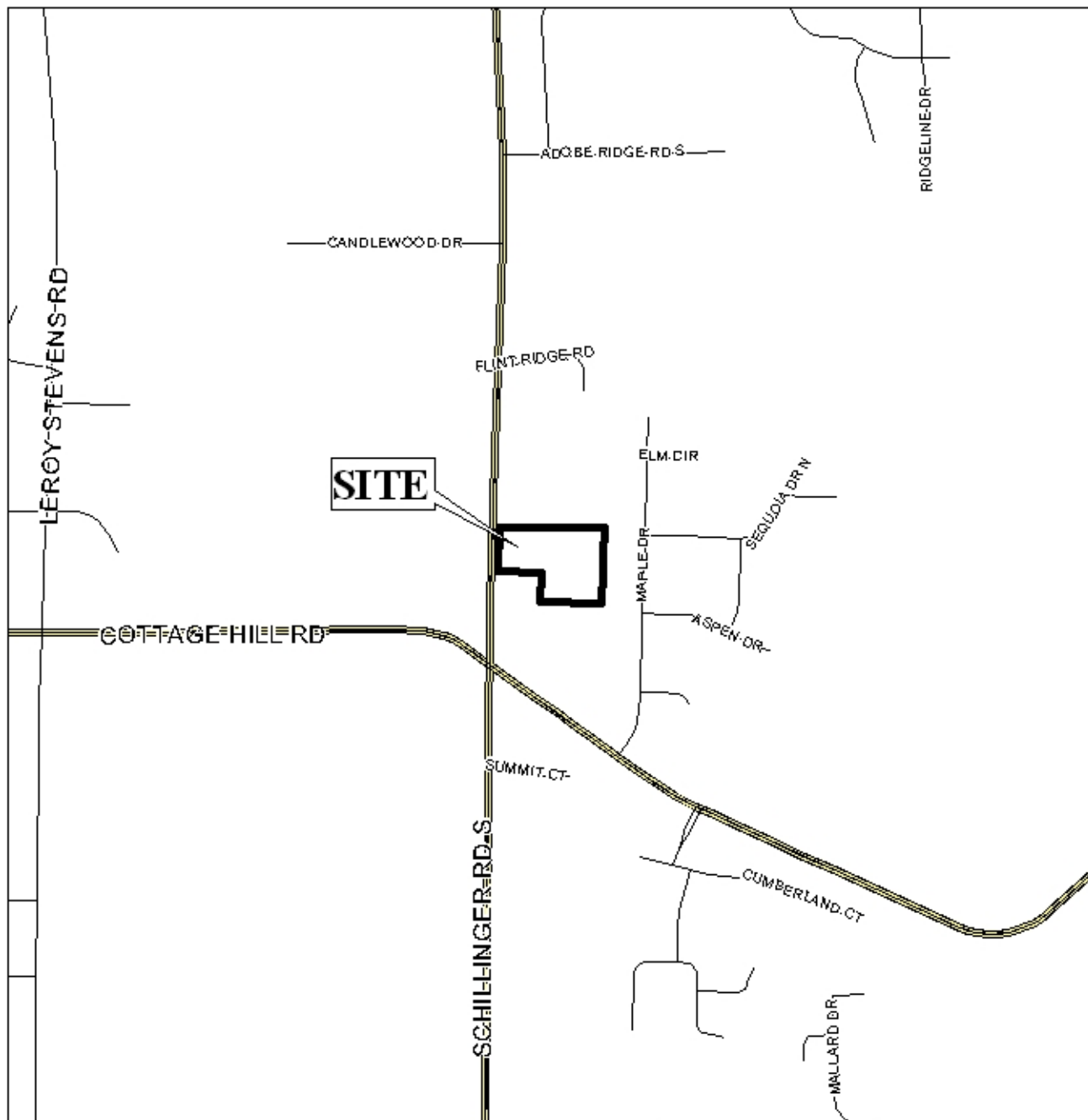
Revised for the June 3rd meeting:

This application was heldover from the May 6th meeting at the applicant's request.

As no additional information has been submitted by the applicant, the original analysis would stand and this application is recommended for denial for the following reasons:

- 1) the condition in question applied to both lots of the previously approved subdivision; and*
- 2) both lots must be included in a subdivision application to amend the curb cut limitation condition.*

LOCATOR MAP



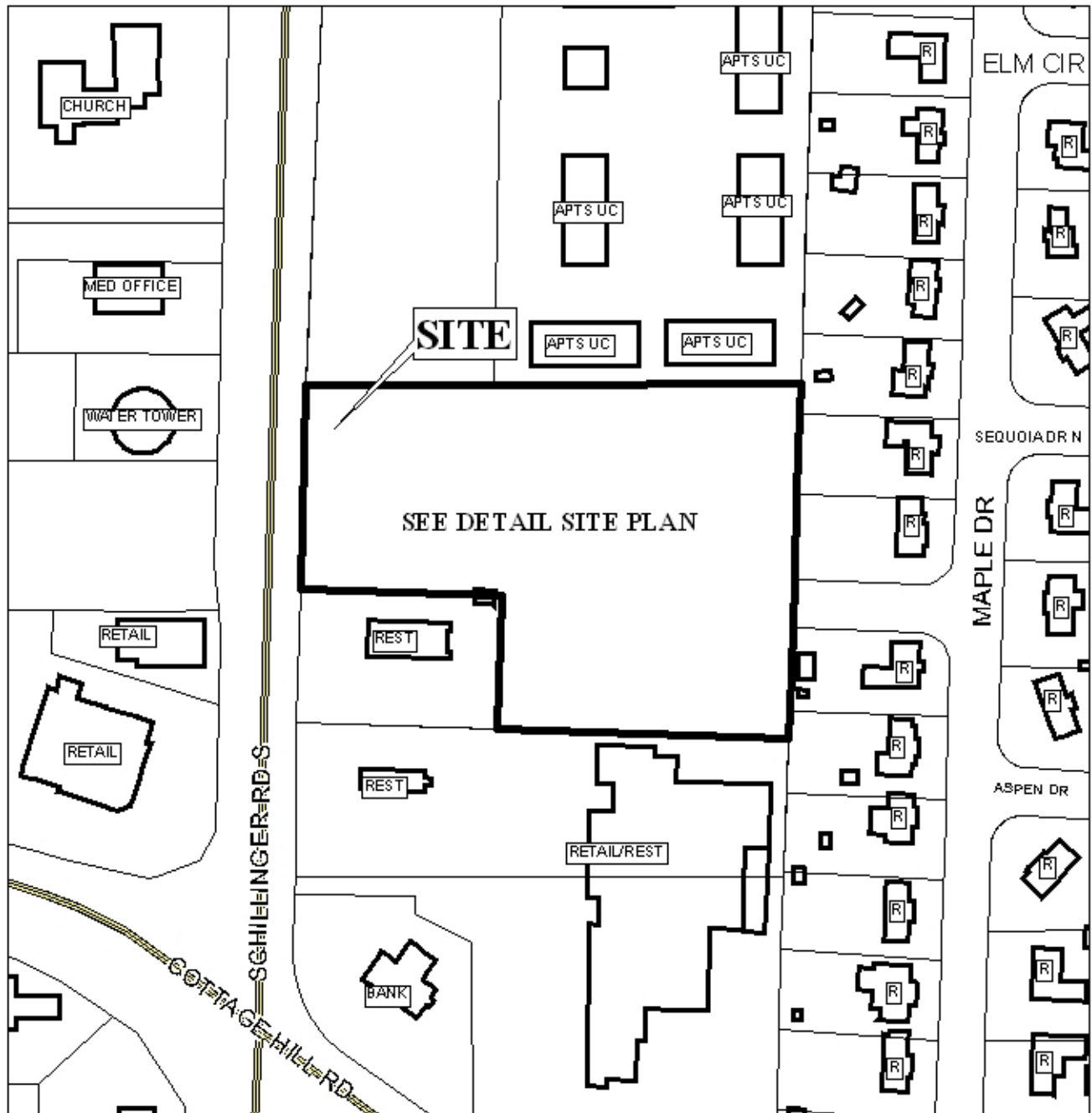
APPLICATION NUMBER 1 DATE June 3, 2010

APPLICANT Shilco Subdivision, Lot 1, Resubdivision of Lot 1

REQUEST Subdivision



SHILCO SUBDIVISION, LOT 1, RESUBDIVISION OF LOT 1



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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NTS

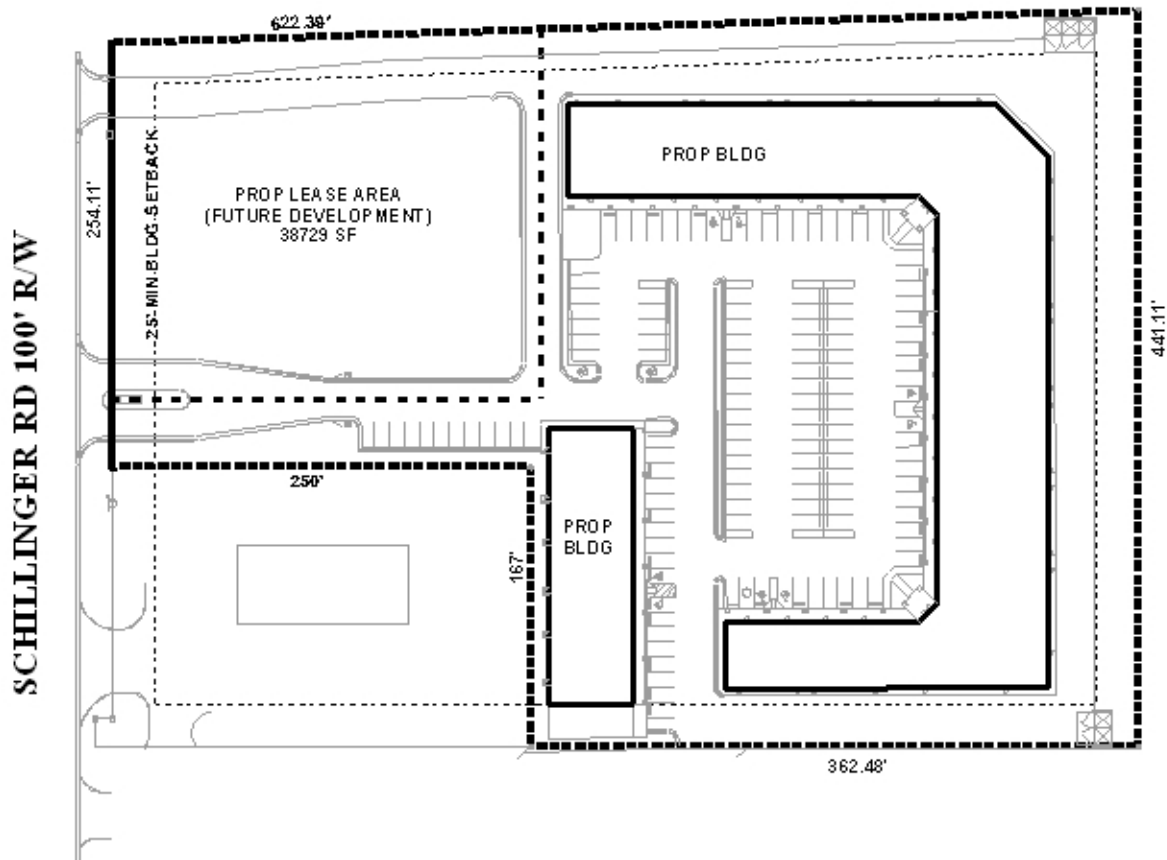
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DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE June 3, 2010
APPLICANT Shilco Subdivision, Lot 1, Resubdivision of Lot 1
REQUEST Subdivision

