

THE OLD FINCH PLACE SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

MAWSS Comments: MAWSS has only 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 3 lot, 6.8 ± acre subdivision which is located on the West side of Schillinger Road South, 175'± South of Bullitt Drive, and extending Westward to Clearview Drive. The applicant states that the subdivision is served by public water and sewer systems (see MAWSS comments).

The purpose of this application is to subdivide one parcel into three lots, one of which will be a flag lot with approximately 100-feet of frontage on a public street.

The site fronts onto Schillinger Road South, a major street, and Clearview Drive, a minor street. The right-of-way width for Schillinger Road South, as a major street, should be 100-feet, or 50-feet as measured from the centerline, thus sufficient right-of-way should be dedicated to provide this width. Clearview Drive has a 50-foot wide right-of-way, but lacks curb and gutter. As no additional right-of-way dedication along Clearview Drive was required when the Bullitt Park Subdivision was approved, no dedication should be required for this application. The minimum building setback line should be depicted, however, to allow for a future right-of-way width of 30-feet, as measured from the centerline of Clearview Drive. The minimum building setback line should also be depicted along Schillinger Road South, and should reflect the required dedication.

The subdivision will result in two lots with frontage on Schillinger Road South, and one lot with frontage on Clearview Drive. A 50-foot ingress / egress easement is proposed to allow access for two existing land-locked parcels, however, one of the parcels appears to have been created as late as 1996, but without going through the Subdivision process. It also appears another parcel was created from the parent parcel in 1985, after the County adopted the Subdivision process. Thus this application should be revised to include the parcel on the Northwest corner of the site, and should also be revised to include at minimum the land-locked parcel on the North side of the site. It is also recommended that the old land-locked parcel on the South side of the site be included so that all parcels can be provided a minimum of 25-feet of street frontage, and become legal lots of record. The applicant may also consider a private street subdivision.

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 Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits.

This site is located in Mobile 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.

Based on the preceding, the plat is recommended for Holdover until the May 17th meeting to allow the applicant to:

- 1) expand the application to include all parcels created after 1984, and the land-locked parcel created before 1984 (if the owner of that parcel is willing to participate), and provide additional postage, labels and lot fees as necessary; and
- 2) revise the plat to depict street frontage for all proposed lots.

Revised for the May 17, 2007 meeting:

The revised plat depicts a four (4) lot subdivision instead of the original three lot subdivision. The plat now incorporates the additional parcel that was created after 1984: the other identified (landlocked) parcels were created before 1984, and are not required to be a part of this application.

The right-of-way width for Schillinger Road South, as a major street, should be 100-feet, or 50-feet as measured from the centerline, thus sufficient right-of-way should be dedicated to provide this width.

Access management is a concern to the Schillinger Road's status as a major street, and the limited frontage of the lots along Clearview Drive. It is recommended that all lots be limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering.

The 25-foot minimum building setback line, required by Section V.D.9. of the Subdivision Regulations, should be depicted for all lots.

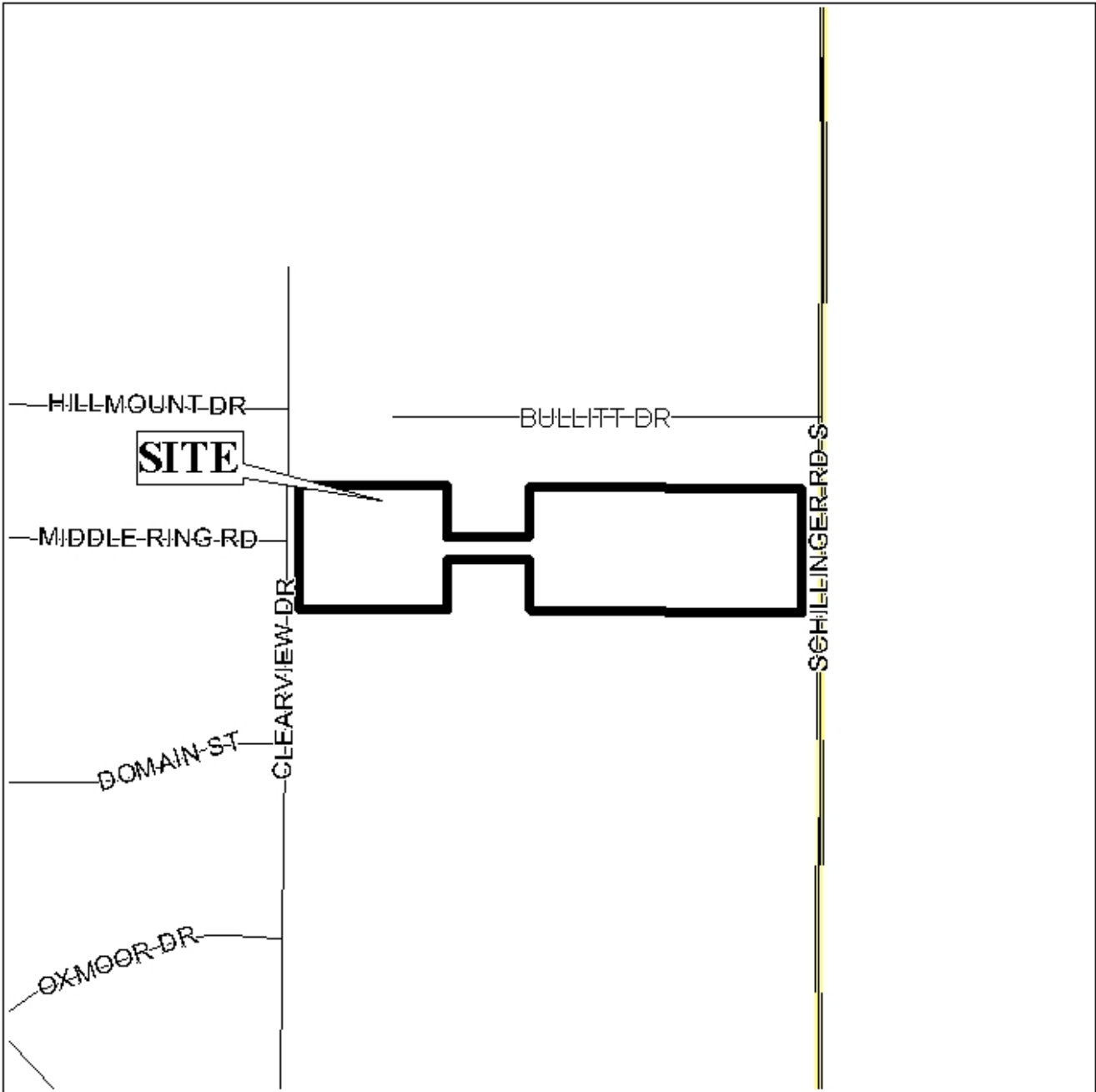
While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facilities of the City of 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 facilities of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering.

Based upon the revised plat, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) *dedication of sufficient right-of-way to provide 50-feet, as measured from the centerline of Schillinger Road South;*
- 2) *placement of a note on the plat stating that all lots are limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering;*

- 3) *revision of the plat to depict the 25-foot minimum building setback line for all lots;*
- 4) *placement of a note on the final plat stating that development will be designed to comply with the storm water detention and drainage facilities 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 facilities of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering;*
- 5) *labeling of the size of each lot in square feet, or placement of a table on the plat with the same information; and*
- 6) *placement of a note on the 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

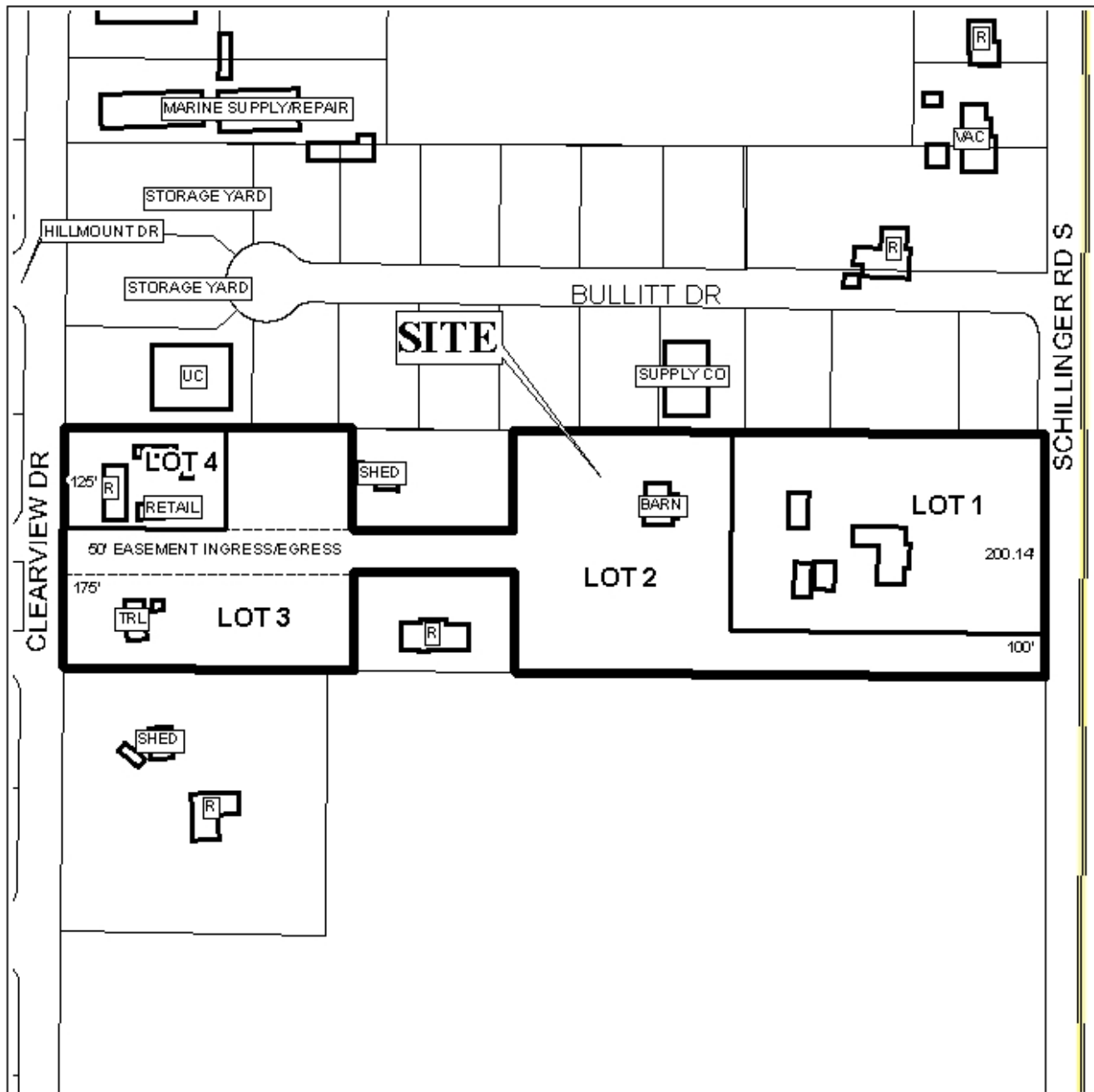


APPLICATION NUMBER 2 DATE May 17, 2007
APPLICANT The Old Finch Place Subdivision
REQUEST Subdivision



NTS

THE OLD FINCH PLACE SUBDIVISION



APPLICATION NUMBER 2 DATE May 17, 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



NTS