

## **BOBEN-SCHILLINGER 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: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

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 application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 2-lot, 3.3± acre subdivision which is located on the West side of Schillinger Road South, 445'± South of Castlewood Way, and is located within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and individual septic tanks.

The purpose of this application is to create two legal lots of record from three metes and bounds parcels. The lot sizes are labeled in acres and would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot sizes should be given in square feet and acres on the Final Plat, if approved.

The site fronts onto Schillinger Road South, a major street. As a major street, Schillinger Road South should have a minimum right-of-way of 100'. The preliminary plat submitted illustrates an existing right-of-way of 80', with an additional 15' proposed to be dedicated along the frontage of the proposed Lot 1, and 40' proposed to be dedicated along the frontage of the proposed Lot 2. These illustrated dedications should also be illustrated on the Final Plat, if approved.

Lot 1 is developed and should be limited to its one existing curb cut. Lot 2, which is currently vacant, should be limited to two curb cuts. As a mean of access management, a note should be placed on the Final Plat noting this, with the size, design, and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards.

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. A note regarding this requirement should appear on the Final Plat, if approved.

The site must comply with the City of Mobile storm water and flood control ordinances. Therefore, a note stating "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." should be placed on the Final Plat.

The 25' minimum building setback is illustrated on the preliminary plat for the proposed Lot 2, but not for the entire frontage of the proposed Lot 1. Therefore, the building setback line should be illustrated on the Final Plat for both lots, if approved.

The proposed subdivision contains wetlands, and thus may be subject to flooding. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable Federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

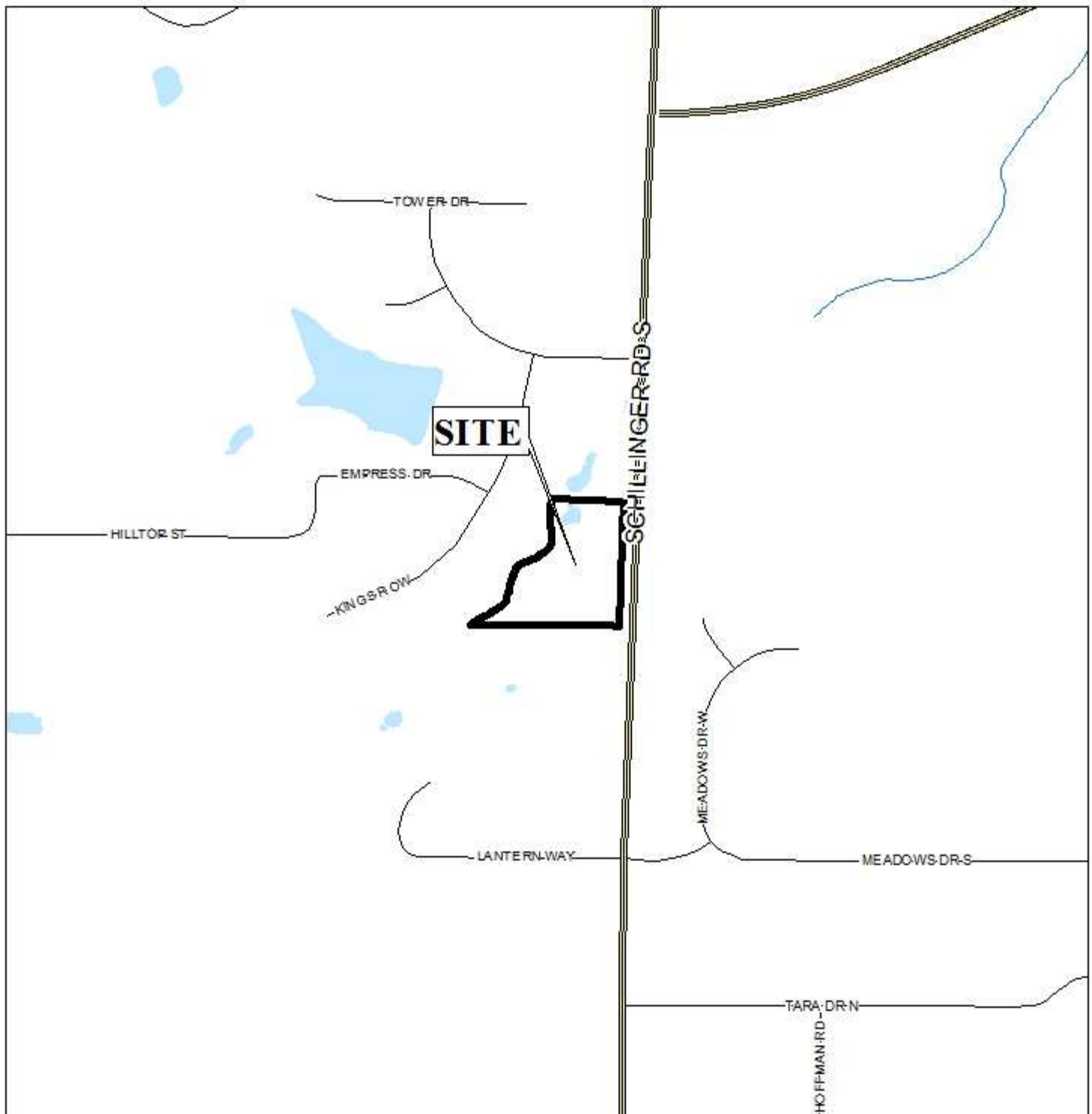
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

Based upon the preceding, this application is recommended for tentative approval, subject to the following conditions:

- 1) retention of dedication to provide a minimum of 50' from the centerline of Schillinger Road South;
- 2) illustration of the 25' minimum building setback line along the entire frontage of both lots;
- 3) placement of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 4) 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;
- 5) placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: *(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.);*
- 6) compliance with Fire Department comments *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);*

- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland and flood zone issues, if any, prior to the issuance of any permits or land disturbance activities;
- 8) placement of a note on the Final Plat limiting Lot 1 to its one existing curb cut and Lot 2 to two curb cuts to Schillinger Road South, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and
- 9) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

# LOCATOR MAP



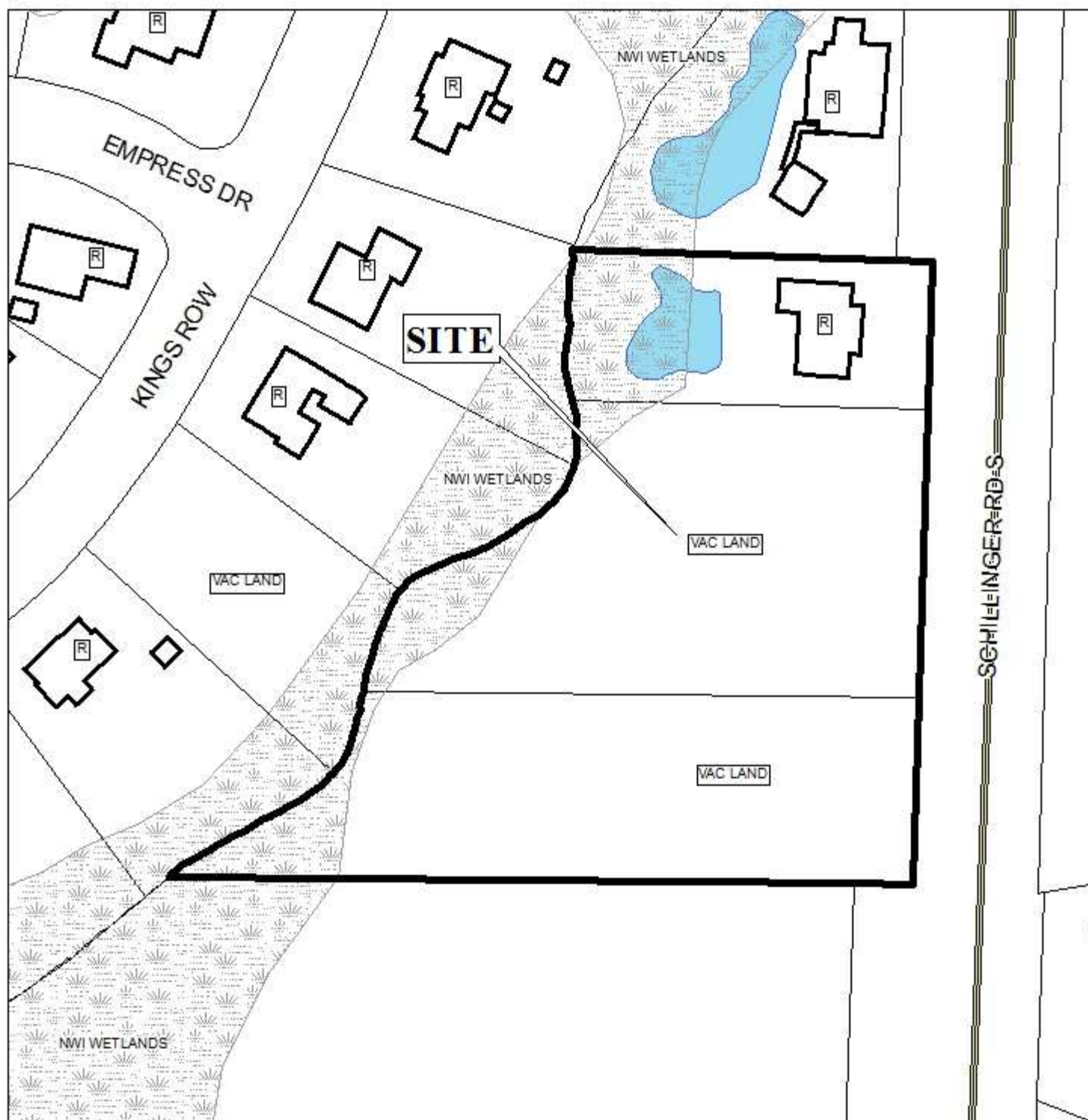
APPLICATION NUMBER 8 DATE March 20, 2014

APPLICANT Boben-Schillinger Subdivision

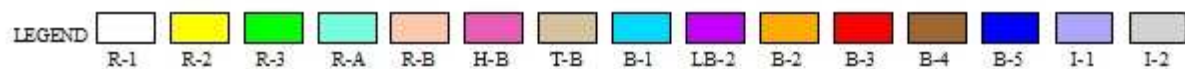
REQUEST Subdivision



# BOBEN-SCHILLINGER SUBDIVISION



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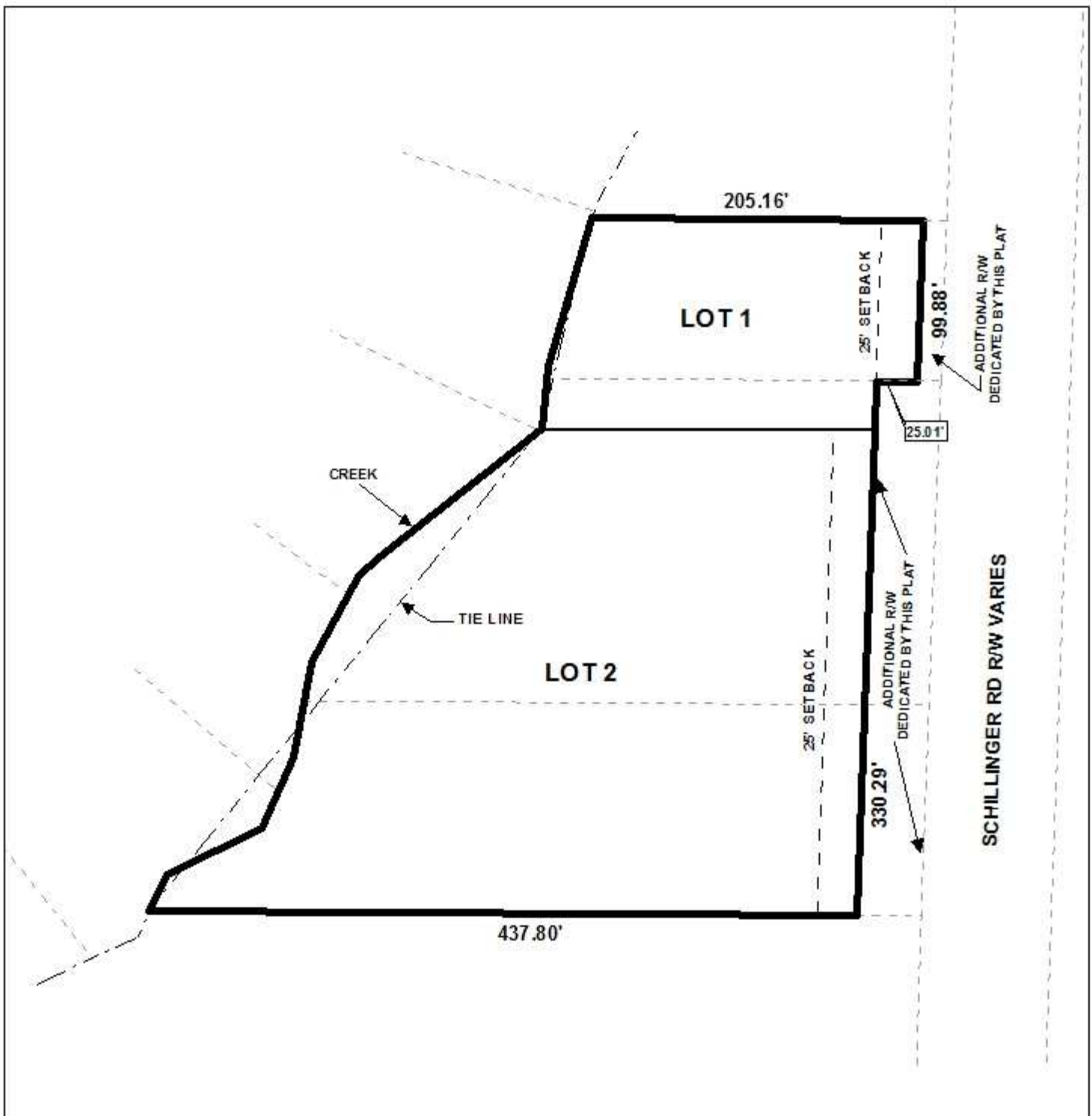
# BOBEN-SCHILLINGER SUBDIVISION



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# DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE March 20, 2014

APPLICANT Boben-Schillinger Subdivision

REQUEST Subdivision

