

CEFCO SCHILLINGER THREE NOTCH **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.

Fire-Rescue Department Comments: Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The preliminary plat illustrates the proposed 2-lot, 6± acres subdivision located on the Southwest corner of Three Notch Kroner Road and Schillinger Road South, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer. The purpose of this application is to create two legal lots of record from five metes-and-bounds parcels.

The site has frontage on Three Notch Kroner Road to the North, a major street requiring a 100' right-of-way, and Schillinger Road South to the East, a major street also requiring a 100' right-of-way. Right-of-way widths are not depicted on the preliminary plat for either of the roads; thus the plat should be revised to depict and label the minimum existing right-of-way width and, if necessary, dedication to provide 50' from the centerline of Three Notch Kroner Road and Schillinger Road, if approved. It should be noted that previous dedication of the right-of-way along the Three Notch Kroner Road frontage of Lot 1 is shown on the plat.

Dedication of the corner radii at Three Notch Kroner Road and Schillinger Road South should be required per Section V.D.6. of the Subdivision Regulations.

As a means of access management, a note should be required on the Final Plat stating that Lot 1 is limited to one curb cut to each street, and that Lot 2 is limited to one curb cut to Schillinger Road South, with its size, location and design to be approved by Mobile County Engineering, and conform to AASHTO standards.

The preliminary plat does not indicate a 25' building setback line for either of the two proposed lots as required by Section V.D.9. of the Subdivision Regulations. If approved, the minimum building setback line should be illustrated on the Final Plat along all frontages.

Each lot meets the minimum size requirements of the Subdivision Regulations and is labeled in acres, but not square feet. If approved, each lot size should be labeled with its respective size in

square feet and acres on the Final Plat, adjusted for any required dedication, or a table should be furnished on the Final Plat providing the same information.

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 will have to comply with the City of Mobile storm water and flood control ordinances. 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.

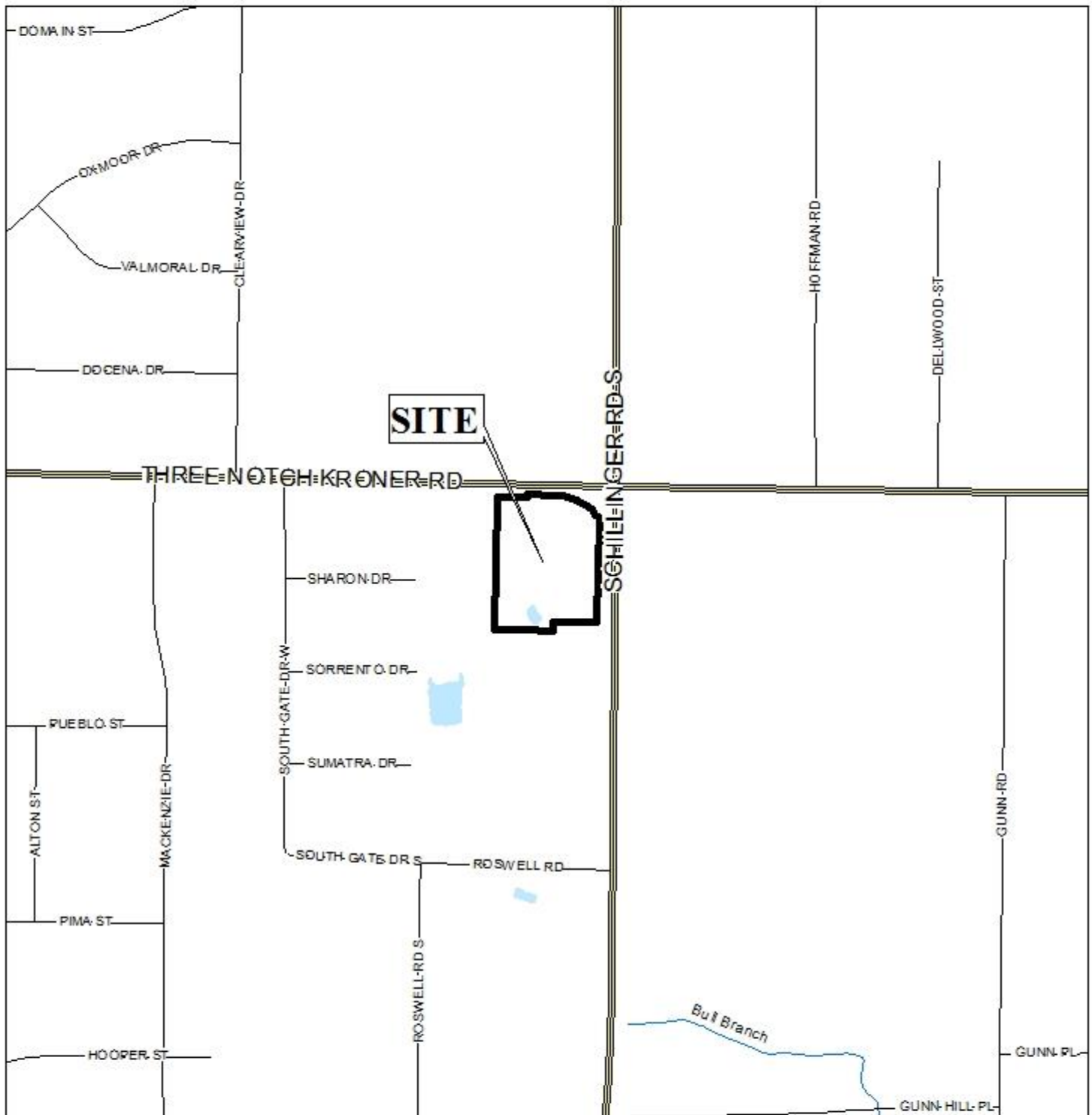
The proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval subject to the following conditions:

- 1) labeling of the minimum existing right-of-way width for each street and, if necessary, dedication to provide 50' from the centerline of both Three Notch Kroner Road and Schillinger Road South;
- 2) dedication of the corner radii at Three Notch Kroner Road and Schillinger Road South, per Section V.D.6. of the Subdivision Regulations
- 3) placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to each street, and that Lot 2 is limited to one curb cut to Schillinger Road South, with its size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) illustration of the building setback line along all frontages on the Final Plat;
- 5) placement of a note stating the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 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;
- 7) placement of a note on the Final Plat to comply with the Mobile County 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.”*;
- 8) compliance with 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.”; and

- 9) compliance with the Fire-Rescue Department comments: *“Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)”.*

LOCATOR MAP



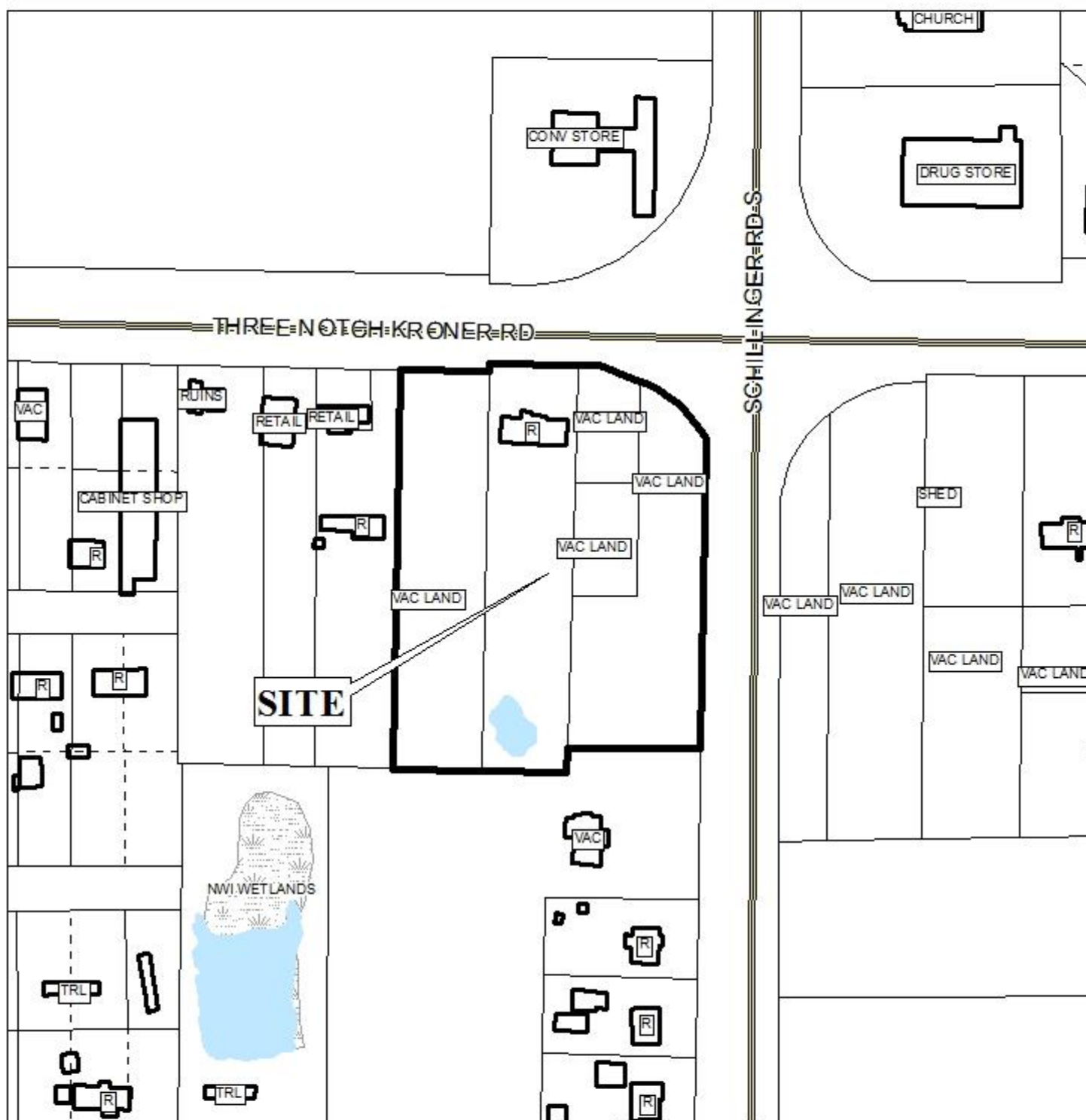
APPLICATION NUMBER 8 DATE November 5, 2015

APPLICANT CEFCO Schillinger Three Notch Subdivision

REQUEST Subdivision



CEFCO SCHILLINGER THREE NOTCH SUBDIVISION



APPLICATION NUMBER 8 DATE November 5, 2015

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



CEFCO SCHILLINGER THREE NOTCH SUBDIVISION



APPLICATION NUMBER 8 DATE November 5, 2015



DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE November 5, 2015

APPLICANT CEFCO Schillinger Three Notch Subdivision

REQUEST Subdivision