

**WEST MOBILE TERRACE SUBDIVISION,**  
**BLOCK 21, RESUBDIVISION OF LOTS 31 – 50**

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

The plat illustrates the proposed 2 lot, 1.1 ± acre subdivision which is located on the East side of Schillinger Road North, extending from McKinley Avenue to Avenue F. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide 20 lots into 2 lots. The site is already developed.

The site fronts Schillinger Road North, a proposed major street with adequate right-of-way, Avenue F, an unpaved minor street with adequate right-of-way, and McKinley Avenue, a paved minor street with adequate right-of-way.

Access management is a concern as the subdivision site fronts onto three streets, which includes a major street and an unpaved minor street. Proposed lot “A” will have frontage on Schillinger Road North and McKinley Avenue, and due to the limited frontage width, should be limited to one curb-cut onto each street. Proposed lot “B” will have a majority of its frontage onto Avenue F, a primarily unpaved street, and a very small frontage onto Schillinger Road North, thus it should be limited to one curb-cut onto Avenue F. The size, design and location of all curb-cuts must be approved by the Mobile County Engineering Department.

A minimum building setback line is depicted on the plat, but appears to range from 20 to 25 feet. The plat should be revised to show a 25-foot minimum building setback line from all road frontages, as required in Section V.D.9. of the Subdivision Regulations.

Section V.D.6. of the Subdivision Regulations states that “property lines at street intersection corners shall be arcs having radii of at least 10 feet or shall be chords of such arcs.” The plat should be revised to comply with these requirements.

No stormwater facilities are depicted on the plat, however, 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 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.

Finally, the road name for McKinley should be changed from “Boulevard” to “Avenue.”

The plat is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the final plat stating that lot A is limited to one curb-cut onto Schillinger Road North and one curb-cut onto McKinley Avenue, that lot B is limited to one curb-cut onto Avenue F, and that the size, design and location of all curb-cuts are to be approved by the Mobile County Engineering Department; 2) depiction of the 25-foot minimum building setback line along all street frontages; 3) compliance with Section V.D.6. of the Subdivision Regulations; 4) provision of a letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances to the Mobile County Engineering Department prior to the issuance of permits; 5) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; 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.7. of the Subdivision Regulations; and 7) correction of the road name for McKinley to McKinley Avenue.

## LOCATOR MAP



APPLICATION NUMBER 9 DATE November 16, 2006

**APPLICANT** West Mobile Terrace Subdivision, Block 21, Resubdivision of Lots 31-50

REQUEST \_\_\_\_\_ Subdivision \_\_\_\_\_



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# WEST MOBILE TERRACE SUBDIVISION, BLOCK 21 RESUBDIVISION OF LOTS 31-50



APPLICATION NUMBER 9 DATE November 16, 2006

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
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