

ALEXIS PLACE COMMERCIAL PARK 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.

Mobile Area Water and Sewer Systems Comments: No Comments

The plat illustrates the proposed 1.1.± acre, 2 lot subdivision, which is located on the East side of Schillinger Road North at the East terminus of Hi Wood Circle South – within the planning jurisdiction. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create two legal lots of record from a portion of a metes and bounds parcel. The remainder of the parcel has been submitted as part of Alexis Place Subdivision. The applicant should be aware that both subdivisions should be signed and recorded simultaneously.

To the North, the site fronts Alexis Park Drive, a proposed minor street with sufficient right-of-way. To the West, the site fronts Schillinger Road North, part of the Schillinger Road and Industrial Parkway thoroughfare. The Major Street Plan requires this section of the thoroughfare to have a minimum 100' right-of-way; therefore, as only 80' currently exists, dedication will be required.

As proposed, Lots A and B have approximately 70' and 100' of frontage respectively along Schillinger Road North. Lot A also has approximately 226' of frontage along Alexis Place Drive. As the site fronts a major street, access management is of great concern. Therefore, a shared curb cut among the two lots would be more appropriate.

The applicant has illustrated a 20' buffer / green area setback line along the East line of the subdivision. The applicant should be aware that, while a buffer will be required where the site abuts residentially developed property, only a 10' setback would be compliant. If 20' is recorded, then it will be required.

The applicant should revise the plat to provide an adequate radius, in compliance with Section V.A.16 of the Subdivision Regulations, at the intersection of Alexis Park Drive and Schillinger Road North.

The site is located within the J.B. Converse watershed, the primary drinking water supply for the Mobile Area Water and Sewer System. The Subdivision Regulations were recently amended (Section V.A.5.) to, at minimum, match Mobile County standards for development within the watershed; thus the site must be designed so that no field lines or septic tanks are constructed or

maintained within a “flood prone area” as designated by FEMA, or within a “Buffer Zone” as defined in Section II, Definitions. Furthermore, within the watershed, storm water detention facilities are required in any Subdivision. Detention areas must be designed to provide a minimum detention capacity to accommodate the volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate. A licensed Professional Engineer must certify, prior to the recording of the final plat, that the design of the Subdivision and its storm water detention features are designed in accordance with these requirements. Any storm water detention facility must be shown in the plans and on the recorded subdivision plat as a common area not maintained by the City of Mobile, Mobile County, nor the State of Alabama.

All Subdivisions shall use “Best Management Practices” for water quality protection as identified in The Use of Best Management Practices (BMPs) in Urban Watersheds – EPA, per the requirements of Section V.A.5. of the Subdivision Regulations (amended September 18, 2008).

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.

The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City’s storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) final plat to be signed and recorded simultaneously with Alexis Place Subdivision;
- 2) dedication of sufficient right-of-way to provide a minimum 50’ as measured from the centerline of Schillinger Road North;
- 3) placement of a note on the final plat stating that the subdivision is limited to one shared curb cut to Schillinger Road North and Lot A is limited to one curb cut to Alexis Park Drive, with the sizes, locations, and designs to be approved by County Engineering and in conformance with AASHTO standards;
- 4) provision of an adequate radius, in compliance with Section V.A.16 of the Subdivision Regulations, at the intersection of Alexis Park Drive and Schillinger Road North;
- 5) provision of a minimum detention capacity volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate, and the placement of a note on the final plat stating that the development has been designed to

comply with all other 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, as well as the detention and release rate requirements of Mobile County for projects located within the Converse watershed, prior to the obtaining of permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;

- 6) placement of a note on the plat stating that the site must be developed in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 8) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

LOCATOR MAP



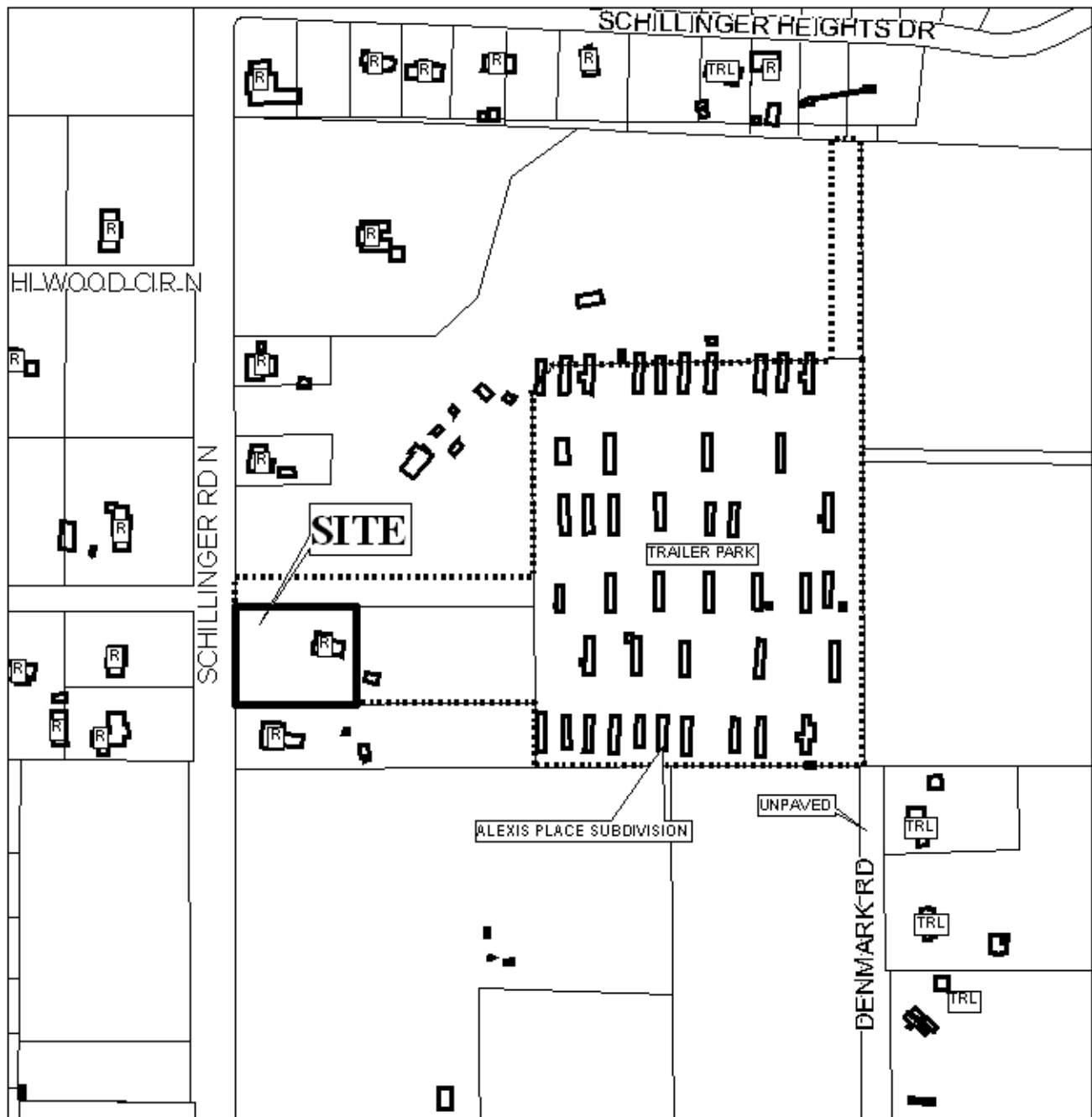
APPLICATION NUMBER 11 DATE May 7, 2009

APPLICANT Alexis Place Commercial Park Subdivision

REQUEST Subdivision



ALEXIS PLACE COMMERCIAL PARK SUBDIVISION



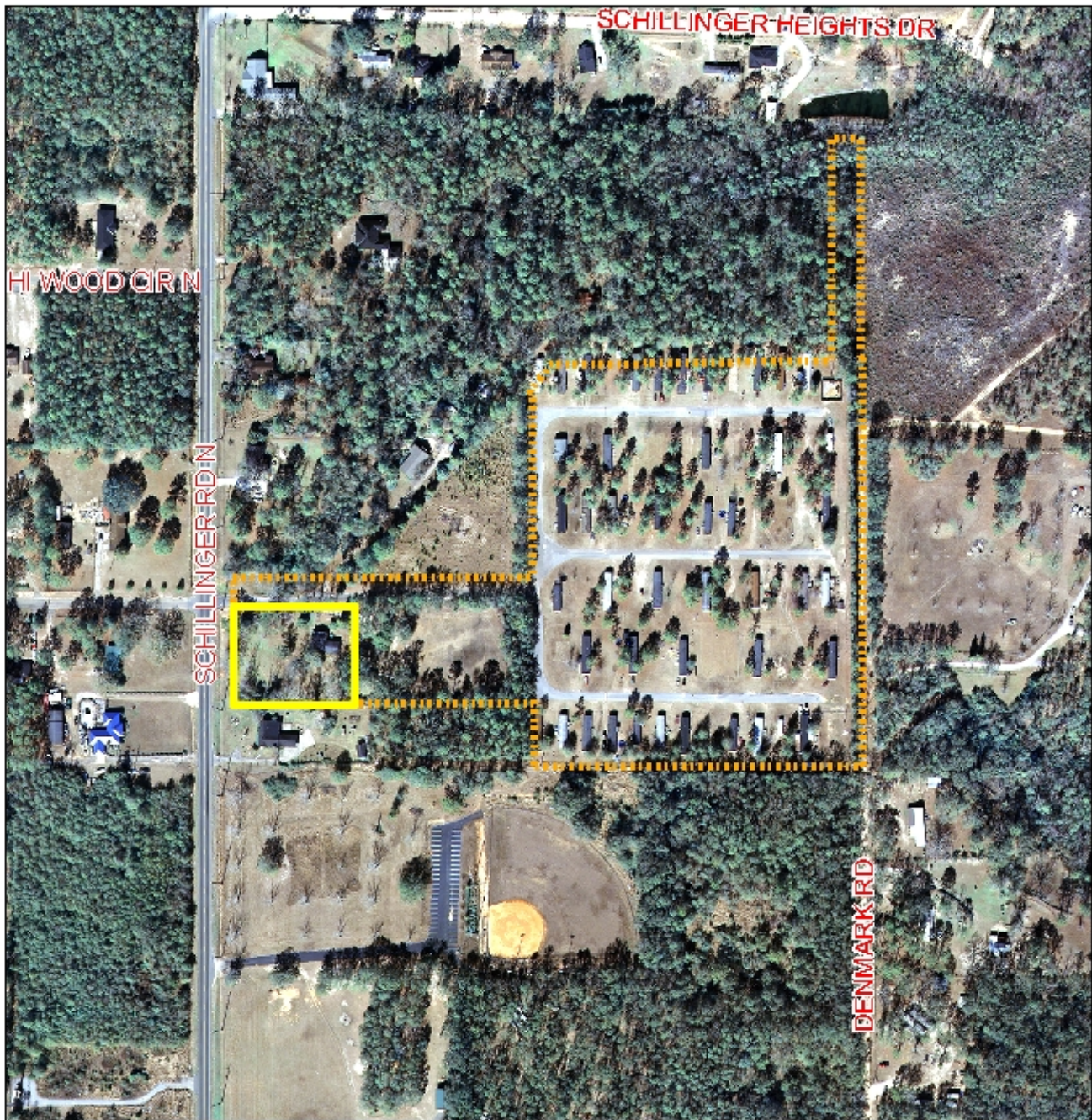
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LEGEND

R-1	R-2	R-3	R-4	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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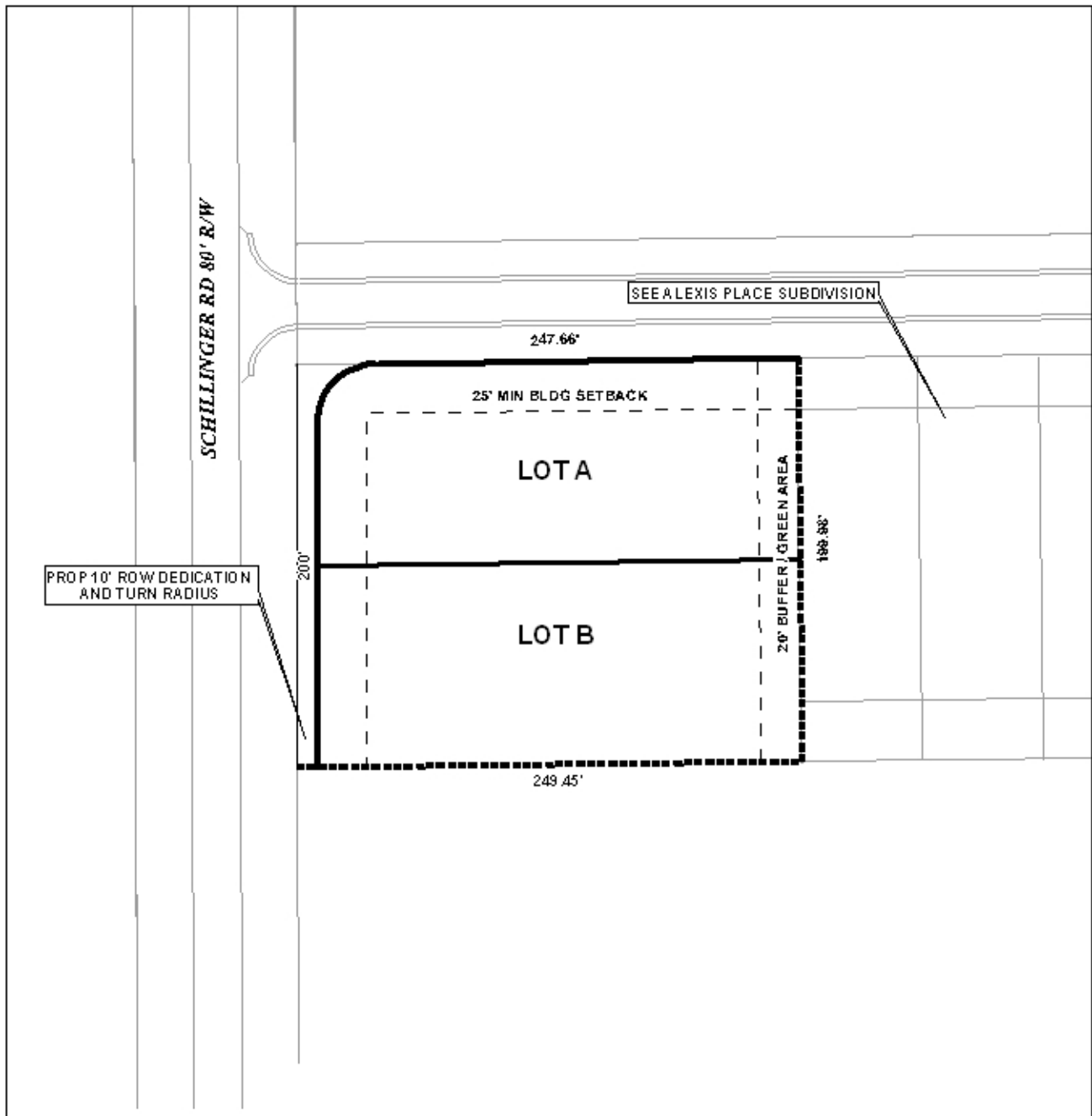
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DETAIL SITE PLAN



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