

SCHILLINGER COMMERCE PLACE SUBDIVISION

Engineering Comments: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4. Dedicate a drainage easement(s) to allow for the continued passage of the storm water drainage flowing from the existing 40' x 30' Drainage Easement located approximately 210' south of Highland Avenue. The width and location will need to be approved by the City Engineer.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

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.

MAWWS 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 1-lot, 10.8± acre subdivision, which is located at the Southeast corner of South Schillinger Road and Highland Avenue, in Council District 7. The applicant states the site is served by city water and sanitary sewer services.

The purpose of this application is to create a legal lot of record from a metes-and-bounds parcel. The proposed lot would meet the minimum size requirements.

It should be noted that parcel data within the City GIS system incorrectly indicates the subject site as extending Northward across Highland Avenue to the South side of Mobile West Commercial Park. However, as that recorded subdivision plat clearly indicates Highland Avenue as a 40' right-of-way being located along the North side of the South boundary line of Section 18, Township 4 South, Range 2 West, that would place it along the North side of the North boundary line of Section 19, Township 4 South, Range 2 West, and along the North side of the North boundary of the subject site, as indicated on the plat.

The site fronts Schillinger Road South and Highland Avenue. Schillinger Road South is a component of the Major Street Plan, with a planned 100' right-of-way. As it currently has a 120', 115' and 125' right-of-way along Schillinger Road South, no dedication would be required.

Highland Avenue is a minor street requiring a 50' right-of-way with a current 40' right-of-way; therefore, dedication would be required to provide 25' from the centerline of Highland Avenue. The plat should be revised to provide a 25' radius curve dedication at the Southeast corner of Schillinger Road South and Highland Avenue. As a means of access management, a note should be required on the Final Plat stating that the site is limited to two curb cuts to Schillinger Road South, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. A note should also be placed on the Final Plat stating that access to Highland Avenue is denied.

The plat should be revised to indicate the 25' minimum building setback line as measured along Schillinger Road South from the current right-of-way, and as measured along Highland Avenue from any required dedication. At the Southeast corner of Schillinger Road South and Highland Avenue, the 25' minimum building setback line should be measured from the required radius curve dedication. As on the preliminary plat, the lot should be labeled on the Final Plat with its size in square feet and acres, after all required dedications, or a table should be furnished on the Final Plat providing the same information.

The plat indicates a drainage easement along Schillinger Road South within the Northern portion of the proposed lot, and a 30' access and utility easement along the Southern boundary of the proposed lot leading to a cellular tower within the Southeast corner. As such, a note should be required on the Final Plat stating that no structures are to be erected within any easement.

The site is located along the City-County border with properties to the rear being in the County with a mix of residential use and vacant land. Therefore, a note should be placed on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations must be provided where the site adjoins any residential use.

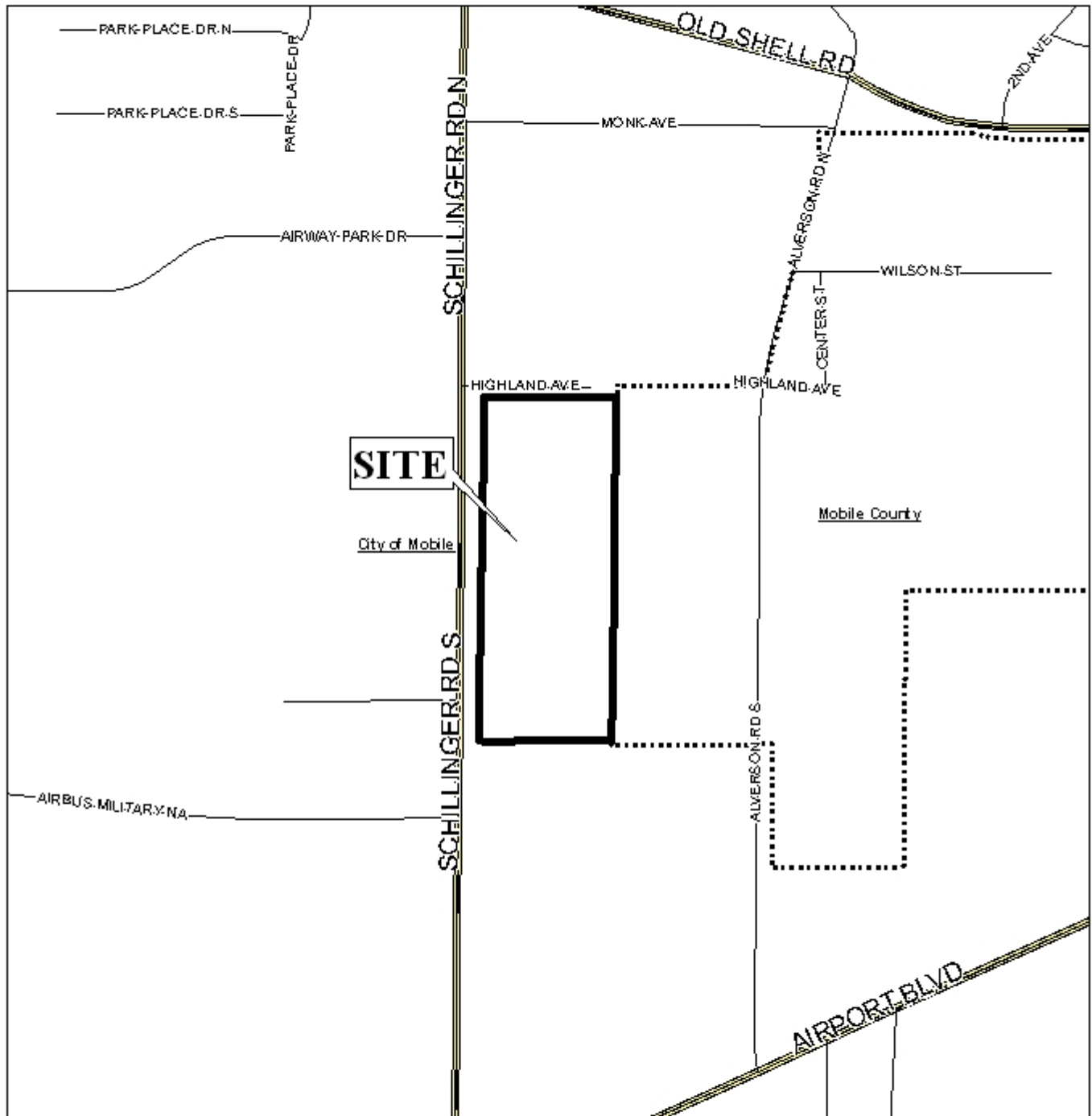
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of this site must be undertaken in compliance with all local, state and Federal regulations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

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

- 1) dedication to provide 25' from the centerline of Highland Avenue;
- 2) dedication of a 25' radius curve at the intersection of Schillinger Road South and Highland Avenue;
- 3) placement of a note on the Final Plat stating that the site is limited to two curb cuts to Schillinger Road South, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating that access to Highland Avenue is denied;
- 5) revision of the plat to indicate the 25' minimum building setback line along Schillinger Road South as measured from the current right-of-way line;
- 6) revision of the plat to indicate the 25' minimum building setback line along Highland Avenue as measured from any required dedication;

- 7) revision of the plat to indicate the 25' minimum building setback line as measured from the dedicated radius curve at the Southeast corner of Schillinger Road South and Highland Avenue;
- 8) revision of the plat to indicate the lot size in square feet and acres as calculated after any required dedications, or the furnishing of a table on the Final Plat providing the same information;
- 9) placement of a note on the Final Plat stating that no structures are to be erected within any easement;
- 10) placement of a note on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations must be provided where the site adjoins any residential use;
- 11) placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 12) subject to the Engineering comments: *[1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4. Dedicate a drainage easement(s) to allow for the continued passage of the storm water drainage flowing from the existing 40' x 30' Drainage Easement located approximately 210' south of Highland Avenue. The width and location will need to be approved by the City Engineer.];*
- 13) subject to the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.);*
- 14) subject to the 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); and*
- 15) completion of the Subdivision process prior to any request for permits.

LOCATOR MAP



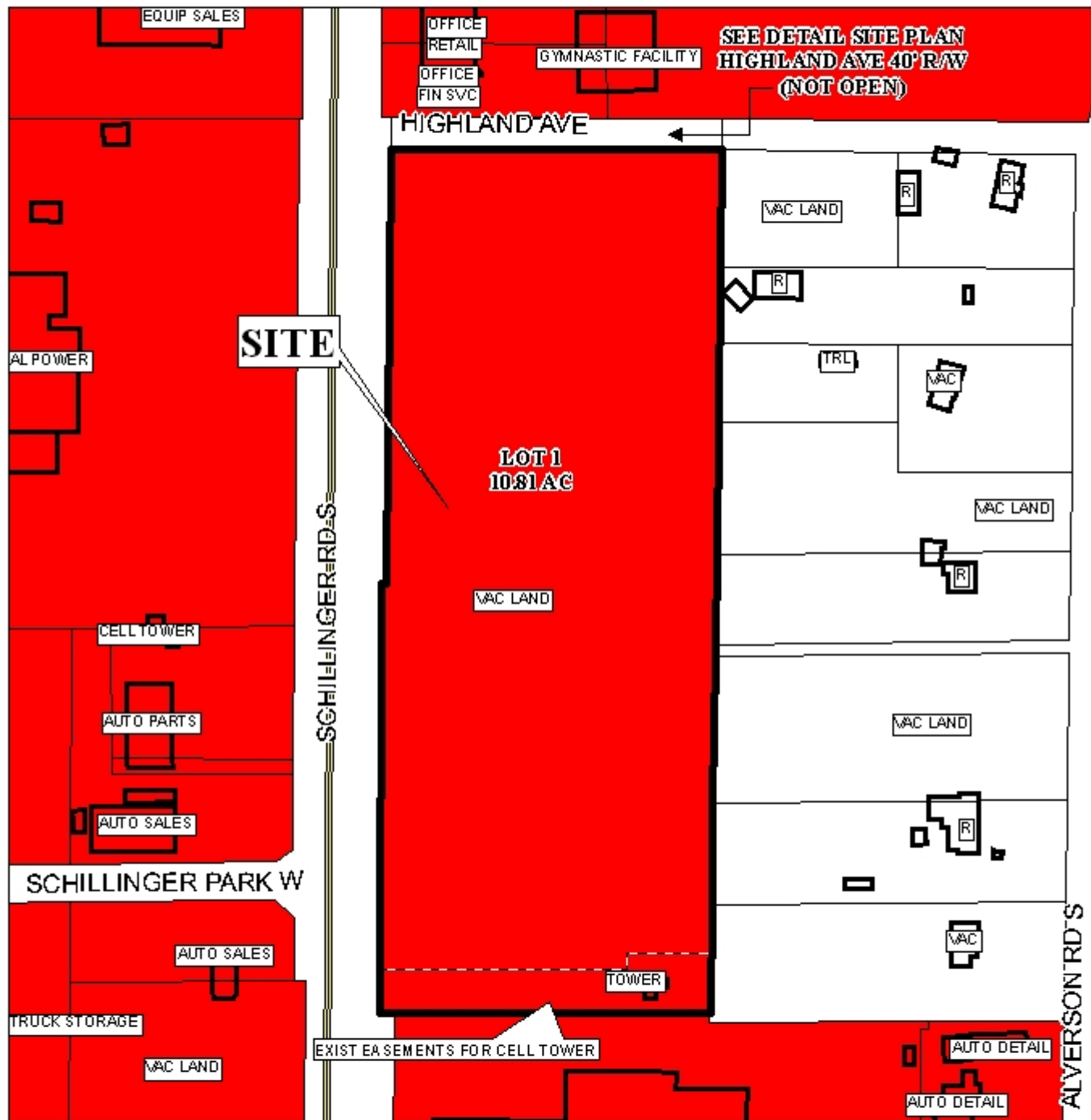
APPLICATION NUMBER 11 DATE April 4, 2013

APPLICANT Schillinger Commerce Place Subdivision

REQUEST Subdivision

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SCHILLINGER COMMERCE PLACE SUBDIVISION



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LEGEND

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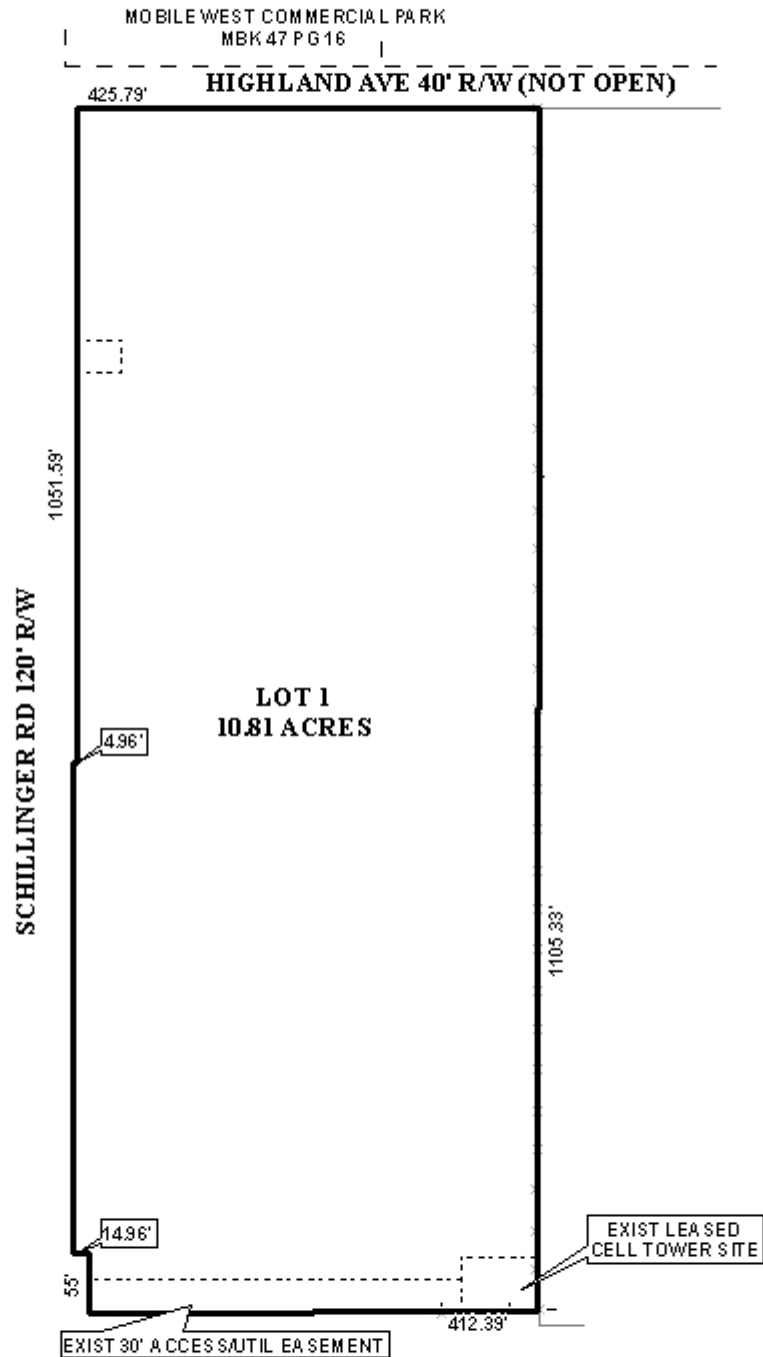
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DETAIL SITE PLAN



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APPLICANT Schillinger Commerce Place Subdivision
REQUEST Subdivision

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