

## **MAGGIE B. 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: No comments.

MAWSS Comments: No comments.

The plat illustrates the proposed 2 lot, 4.3 acre $\pm$  subdivision which is located on the East side of Schillinger Road South, 430'  $\pm$  South of Grelot Road in the Planning Jurisdiction. The applicant states that the subdivision is served by both public water and sanitary sewer services.

The purpose of this application is to resubdivide an existing lot of record into two lots. The site is Lot 2, Schillinger Road Executive Subdivision, approved by the Commission is 2001. The Southern portion of the lot is currently developed with a variety store, and the Northern portion is vacant.

The site fronts onto Schillinger Road South, and this section is on the Major Street Plan and compliant right-of-way was dedicated with the recording of the original subdivision, therefore, no dedication is required. The site was allowed two curb cuts by the original subdivision approval. As proposed in this application, only one curb cut is indicated and it is to be a common ingress/egress for both proposed lots. However, a note should be placed on the final plat stating that each lot is limited to one curb cut to Schillinger Road South, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

The 25-foot minimum building setback line is indicated on the plat and should also be illustrated on the final plat. Each lot is labeled with its size in acreage, and these should also be labeled on the final plat, or a table should be furnished providing the same information.

A common area is indicated in the Northwest corner of proposed Lot 2 fronting onto Schillinger Road South. A note should be placed on the final plat stating that the common area is denied access to Schillinger Road South, and a note should be placed on the final plat stating that the maintenance of the common area is the responsibility of the property owners.

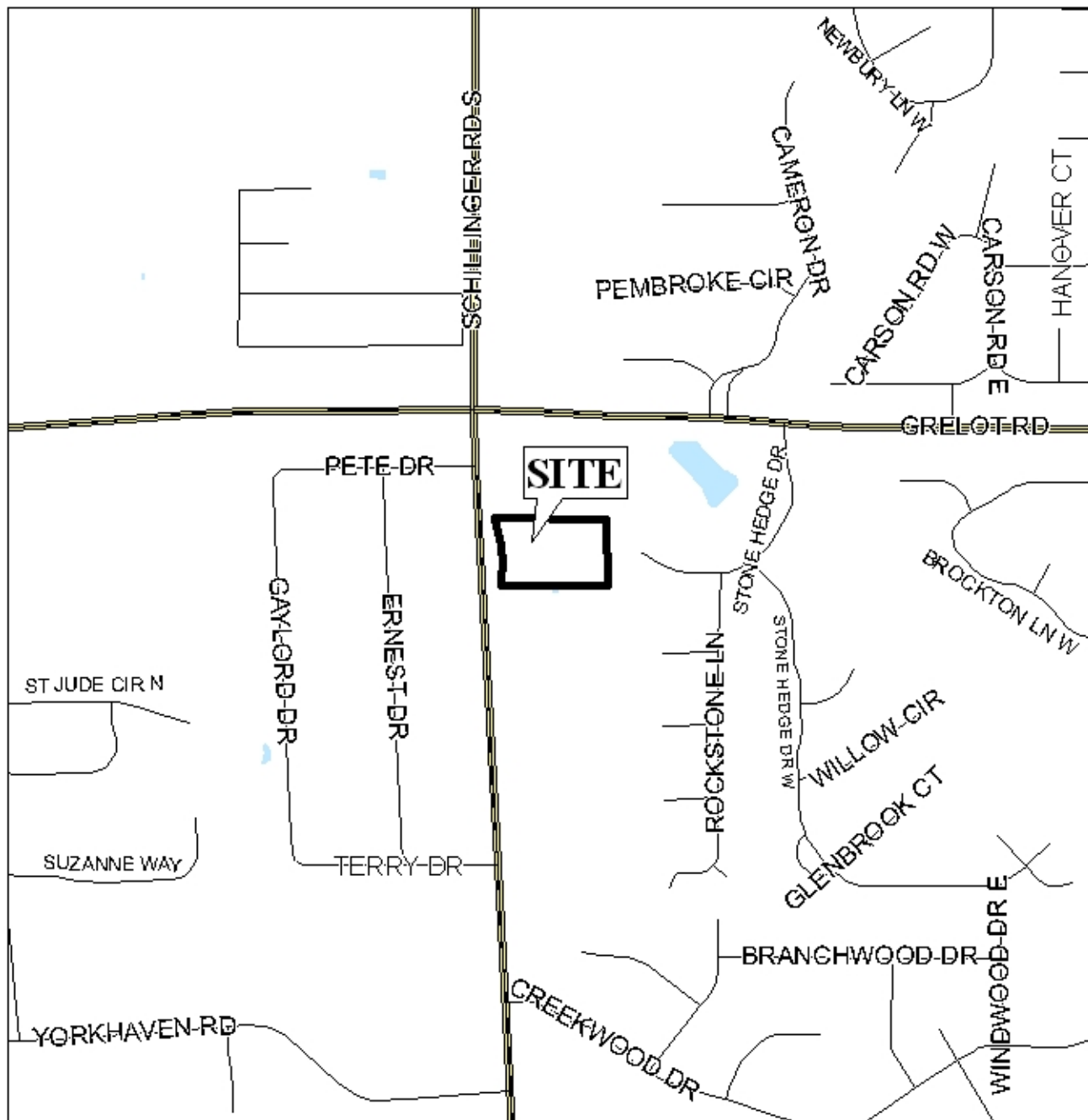
While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

As this site could be considered a commercial subdivision, a note should be required on the final plat stating that a buffer in compliance with Section V.A.7 of the Subdivision Regulations is to be provided where the site adjoins residential property. 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 plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot is limited to one curb cut to Schillinger Road South, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 2) illustration of the 25' minimum building setback line along Schillinger Road South;
- 3) labeling of each lot with its size in acreage, or the furnishing of a table on the final plat providing the same information;
- 4) placement of a note on the final plat stating that the common area is denied access to Schillinger Road South;
- 5) placement of a note on the final plat stating that the maintenance of the common area is the responsibility of the property owners;
- 6) placement of a note on the final plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 7) placement of a note on the final plat stating that a buffer in compliance with Section V.A.7 of the Subdivision Regulations is to be provided where the site adjoins residential property; and
- 8) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

## LOCATOR MAP



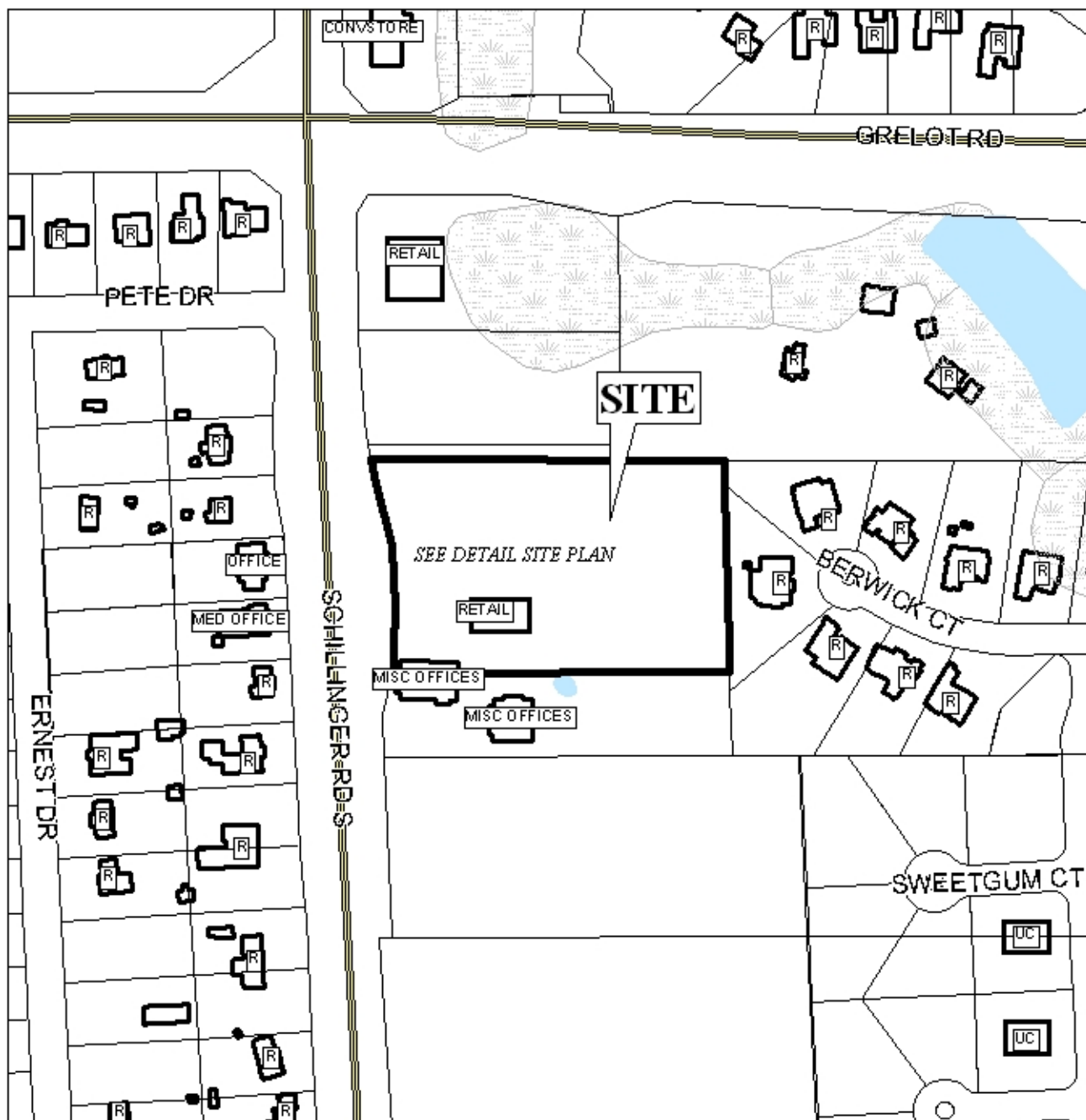
APPLICATION NUMBER 12 DATE July 24, 2008

APPLICANT Maggie B. Subdivision

REQUEST Subdivision



# MAGGIE B. SUBDIVISION



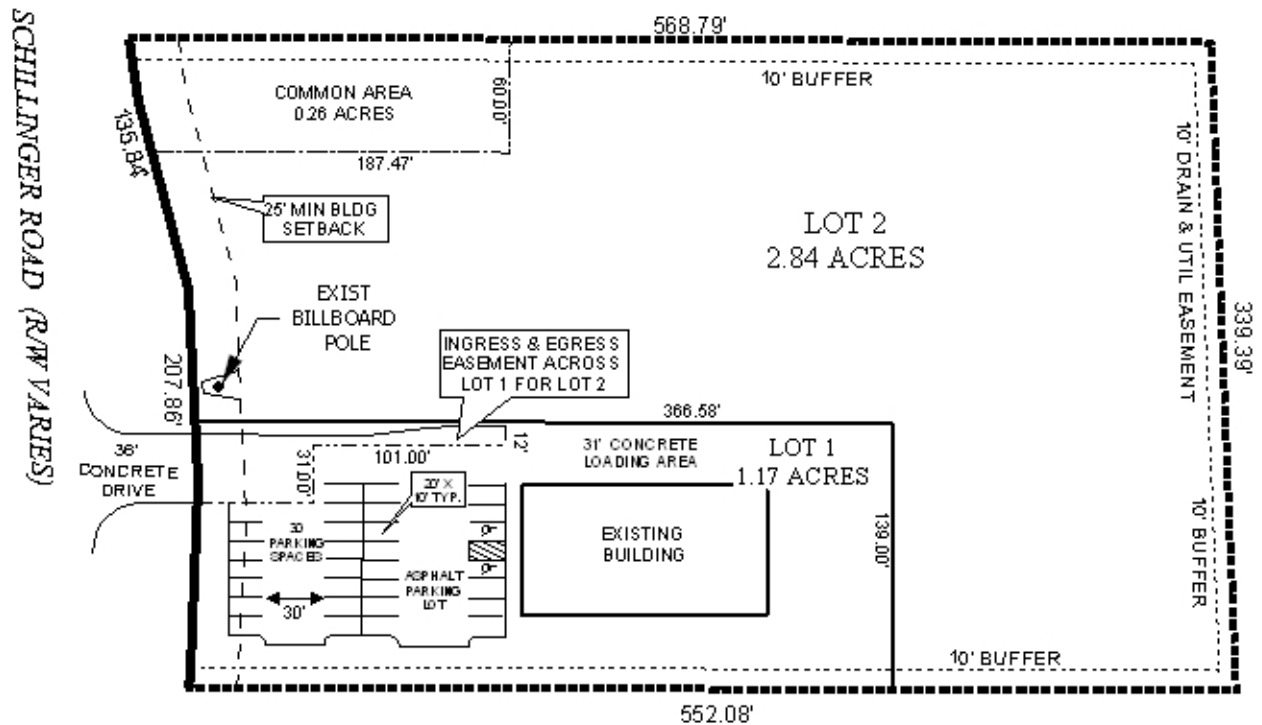
APPLICATION NUMBER 12 DATE July 24, 2008

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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# DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE July 24, 2008

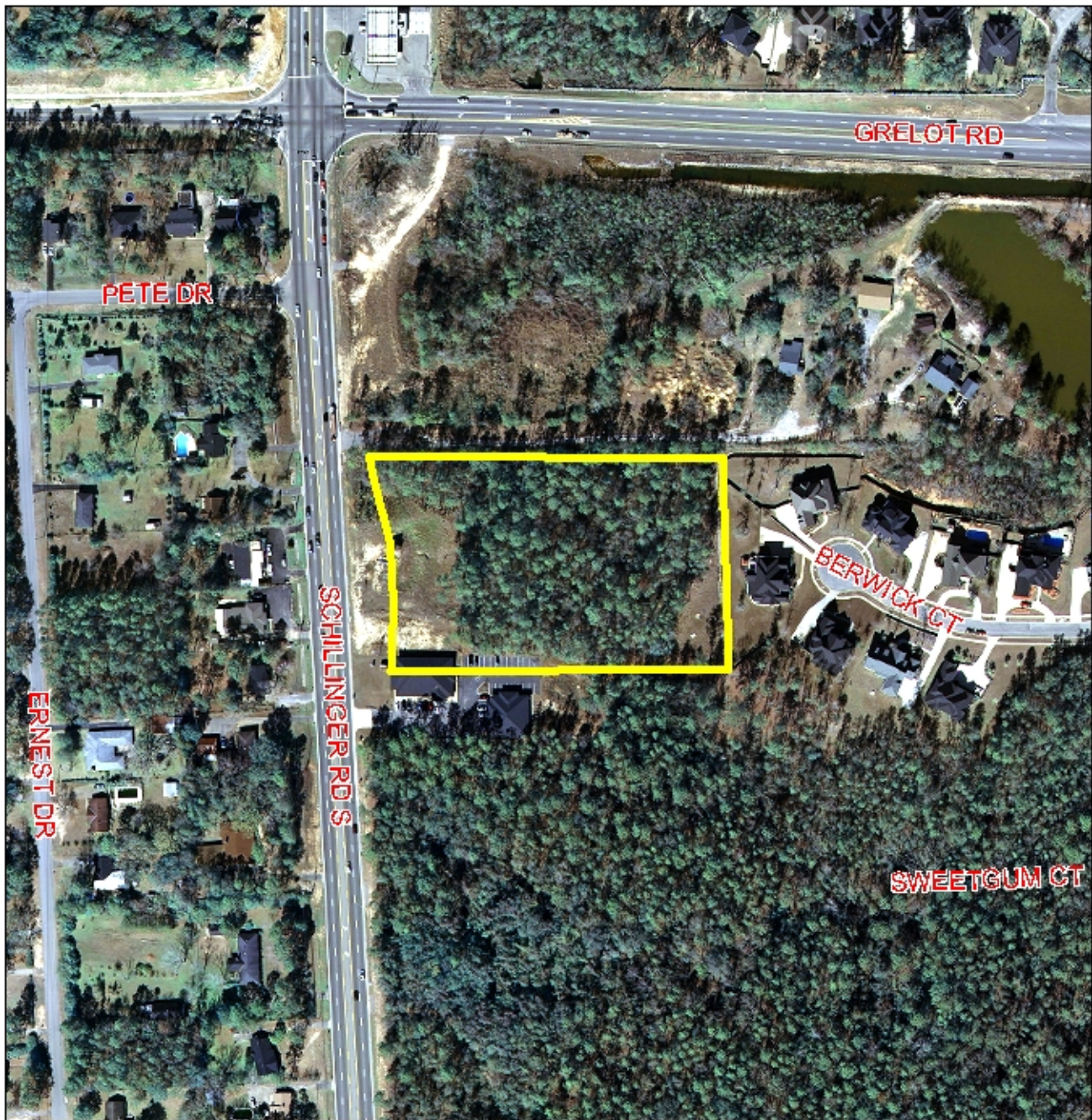
APPLICANT Maggie B. Subdivision

REQUEST 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

