

R & D 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue 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.

The plat illustrates the proposed 1-lot, 0.5± acre subdivision which is located on the West side Schillinger Road South, 265'± North of Three Notch Road and extending to the North side of Three Notch Road, and is located within the planning jurisdiction. The applicant states that the subdivision is served by both public water and sanitary sewer.

The site has frontage on Schillinger Road, for which the preliminary plat illustrates an adequate right-of-way of 100-foot. It should be noted that the remainder of the parent parcel has frontage on Three Notch Road, a major street as illustrated on the Major Street Plan component of the Comprehensive Plan. Therefore, the property owner should be aware that if the future development area is subdivided in the future, dedication for the major street will be required.

The lot size is not labeled in square feet on the preliminary plat. This information will be required on the Final Plat, if approved.

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. A note on preliminary plat reflects this requirement, and should also appear on the Final Plat.

The 25-foot minimum building setback is shown on the plat, and should be placed on the Final Plat, if approved.

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. The note regarding this requirement should also appear on the Final Plat.

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.

Based on the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the lot is limited to one curb-cut to Schillinger Road, with the size, design and location to be approved by Mobile County Engineering;
- 2) placement of a note on the Final Plat stating that subdivision of the future development area will require dedication along Three Notch Road, if adjacent to Three Notch Road;
- 3) placement of the 25-foot minimum building setback line, and placement of the note on the Final Plat;
- 4) placement of a note on the Final Plat stating the subdivision *“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.”*;
- 5) 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;
- 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; and
- 7) labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information, with changes as necessary due to dedications.

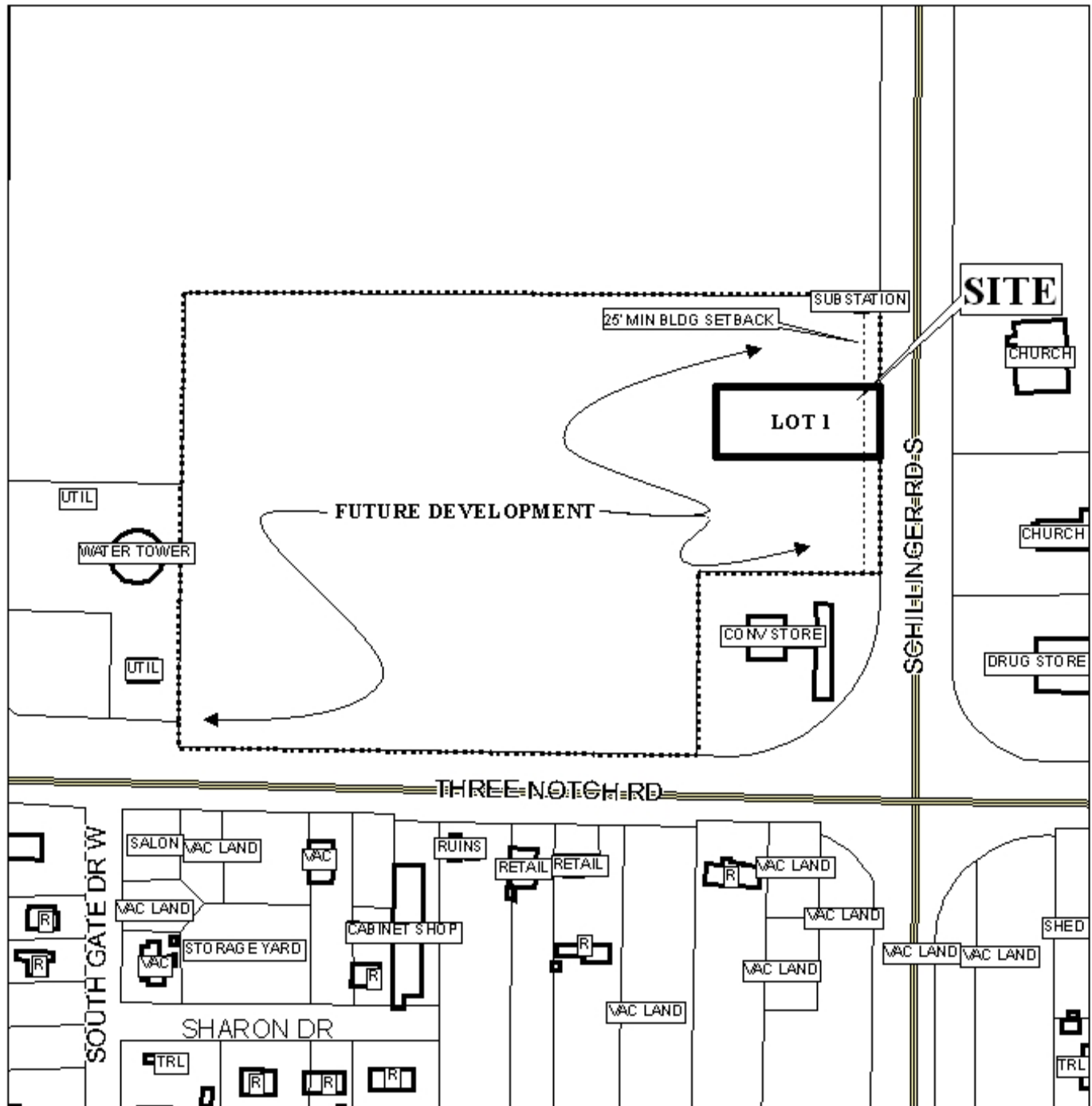
LOCATOR MAP



APPLICATION NUMBER 12 DATE May 19, 2011
 APPLICANT R & D Subdivision
 REQUEST Subdivision



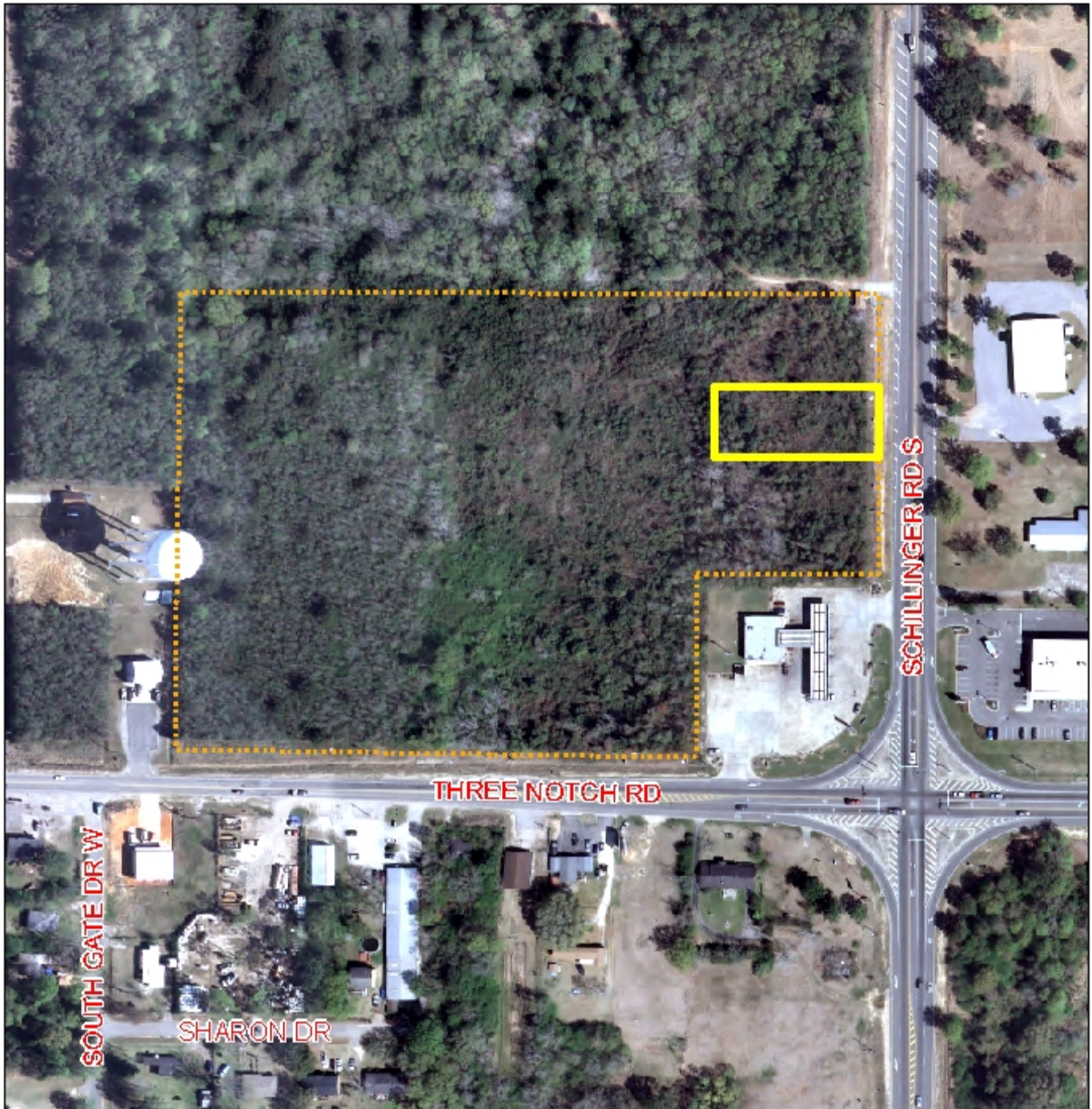
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