

## **WELLSVILLE FARMS SUBDIVISION,** **RESUBDIVISION OF LOT 12**

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 9.3± acre, 2 lot subdivision, which is located East side of Schillinger Road South, 1015'± North of Cottage Hill Road – 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 re-subdivide a legal lot of record into two lots.

The site fronts Schillinger Road, a major street with 100' of right-of-way. No dedication is required.

As proposed, Lots 1 and 2 have approximately 60 and 604' of frontage along Schillinger Road. As a means of access management, a note should be placed on the final plat stating that Lot 1 is limited to one curb cut and Lot 2 is limited to two curb cuts to Schillinger Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards. Furthermore, as Lot 1 has a flag lot orientation, a note should be placed on the final plat stating that no future re-subdivision of Lot 1 will allowed without providing road construction for additional frontage.

There is no depiction of the minimum building setback line on the plat; thus, the plat should revised to illustrate a 25' minimum building setback line from Schillinger Road.

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.

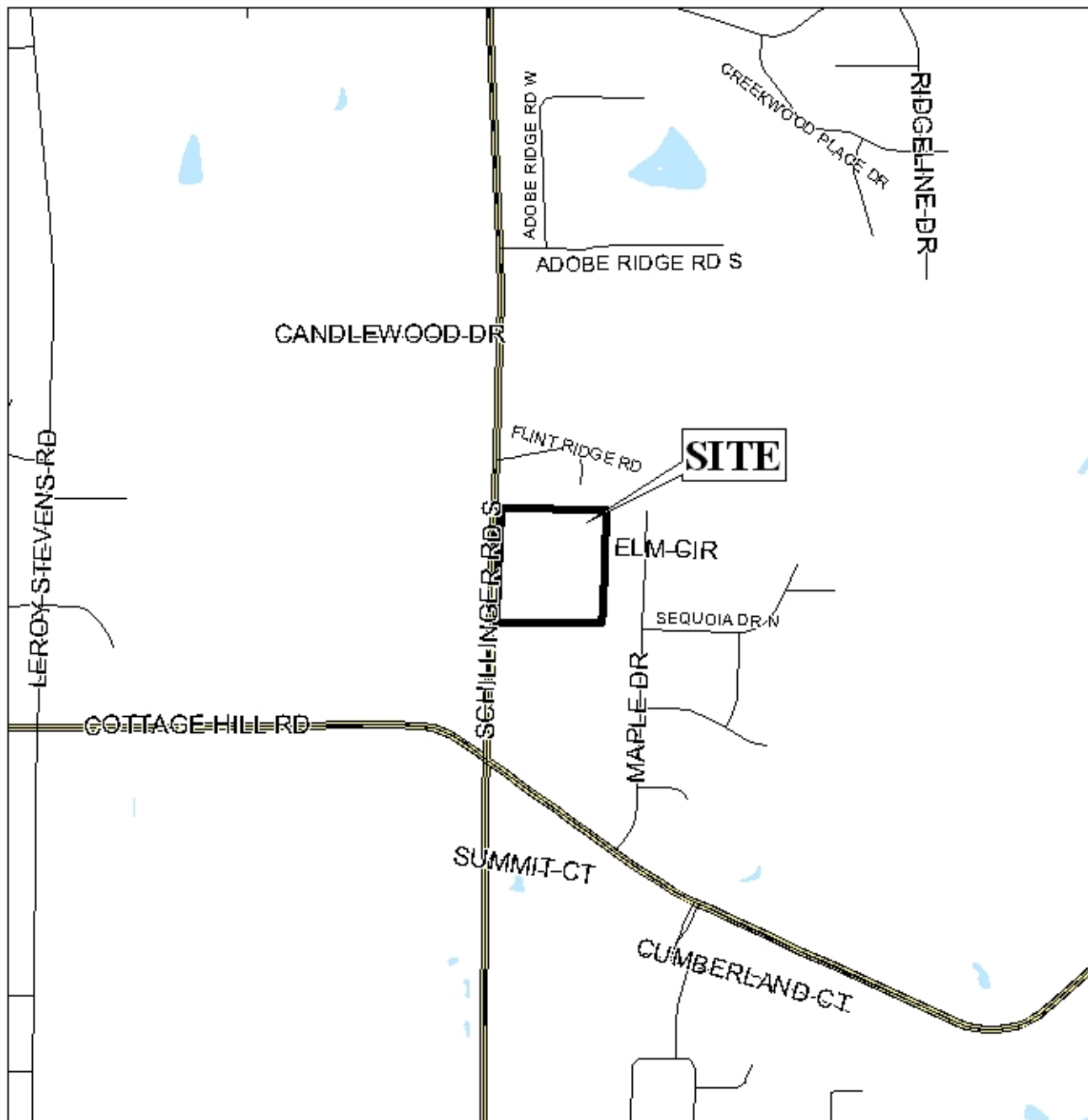
While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County

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) placement of a note stating that Lot 1 is limited one curb cut and Lot 2 is limited to two curb cuts to Schillinger Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 2) placement of a note on the final plat stating that no future re-subdivision of Lot 1 will be allowed without providing road construction for additional frontage;
- 3) provision of the 25' minimum building setback line from Schillinger Road;
- 4) 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;
- 5) 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
- 6) 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.

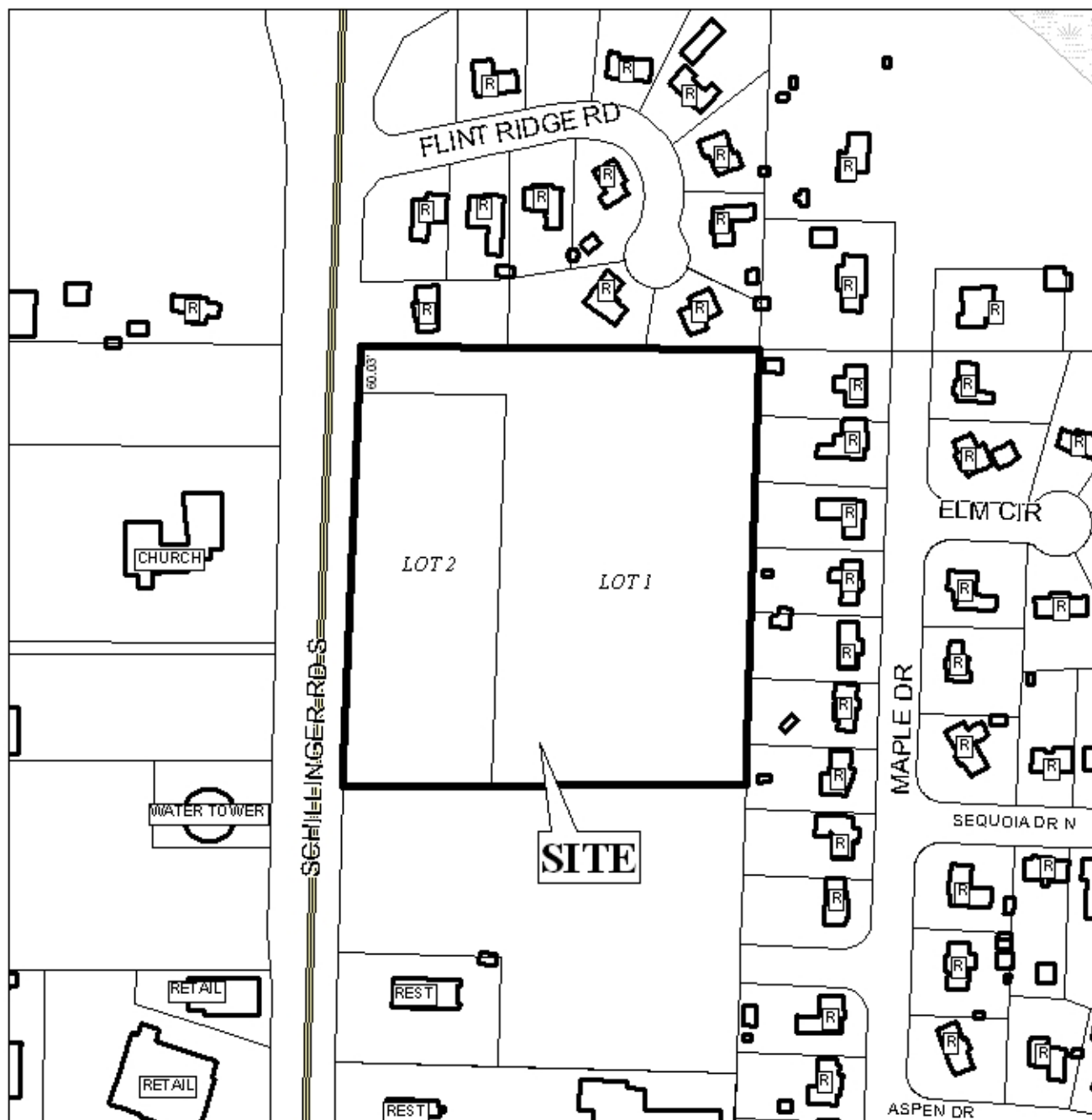
## LOCATOR MAP



APPLICATION NUMBER 14 DATE August 7, 2008  
APPLICANT Wellsville Farms Subdivision, Resubdivision of Lot 12  
REQUEST Subdivision



# WELLSVILLE FARMS SUBDIVISION, RESUBDIVISION OF LOT 12



APPLICATION NUMBER 14 DATE August 7, 2008

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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