

SCHILLINGER BUSINESS 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: 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.

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 3.0± acre, 3 lot subdivision, which is located on the East side of Schillinger Road South, 780'± 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 one legal lot of record into three legal lots of record. The site consists of Lot 2, Resubdivision of Lot 12, Wellsville Farms, approved by the Commission in July, 2008.

The site fronts Schillinger Road, a major street with 100' of right-of-way. No dedication is required. Lots A and C would have 200' of frontage and Lot B would have 203.74' of frontage. As a means of access management, a note should be placed on the Final Plat stating that Lots A and B are limited to one shared curb cut to Schillinger Road, and Lot C is limited to one curb cut to Schillinger Road, with the size, location, and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards.

As on the preliminary plat, the 25' minimum building setback line should be illustrated on the Final Plat. Drainage easements and a 25' access easement to the Common Area (detention pond) are illustrated. A note should be placed on the Final Plat stating that no structures are to be built within the drainage and access easements. Also, a note should be placed on the Final Plat stating that the maintenance of the Common Area is the responsibility of the property owners and not Mobile County.

As on the preliminary plat, a table should be furnished on the Final Plat providing the square footage and acreage of each lot, or each lot should be labeled with the same information.

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.8. 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 on the Final Plat stating that that Lots A and B are limited to one shared curb cut to Schillinger Road, and Lot C is limited to one curb cut to Schillinger Road, with the size, location, and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 2) illustration of the 25' minimum building setback line from Schillinger Road;
- 3) placement of a note on the Final Plat stating that no structures are to be built within the drainage and access easements;
- 4) placement of a note on the Final Plat stating that the maintenance of the Common Area is the responsibility of the property owners and not Mobile County;
- 5) labeling of each lot with its size in square feet and acres or the furnishing of a table on the Final Plat providing the same information;
- 6) placement of a note on the Final 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.8. 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



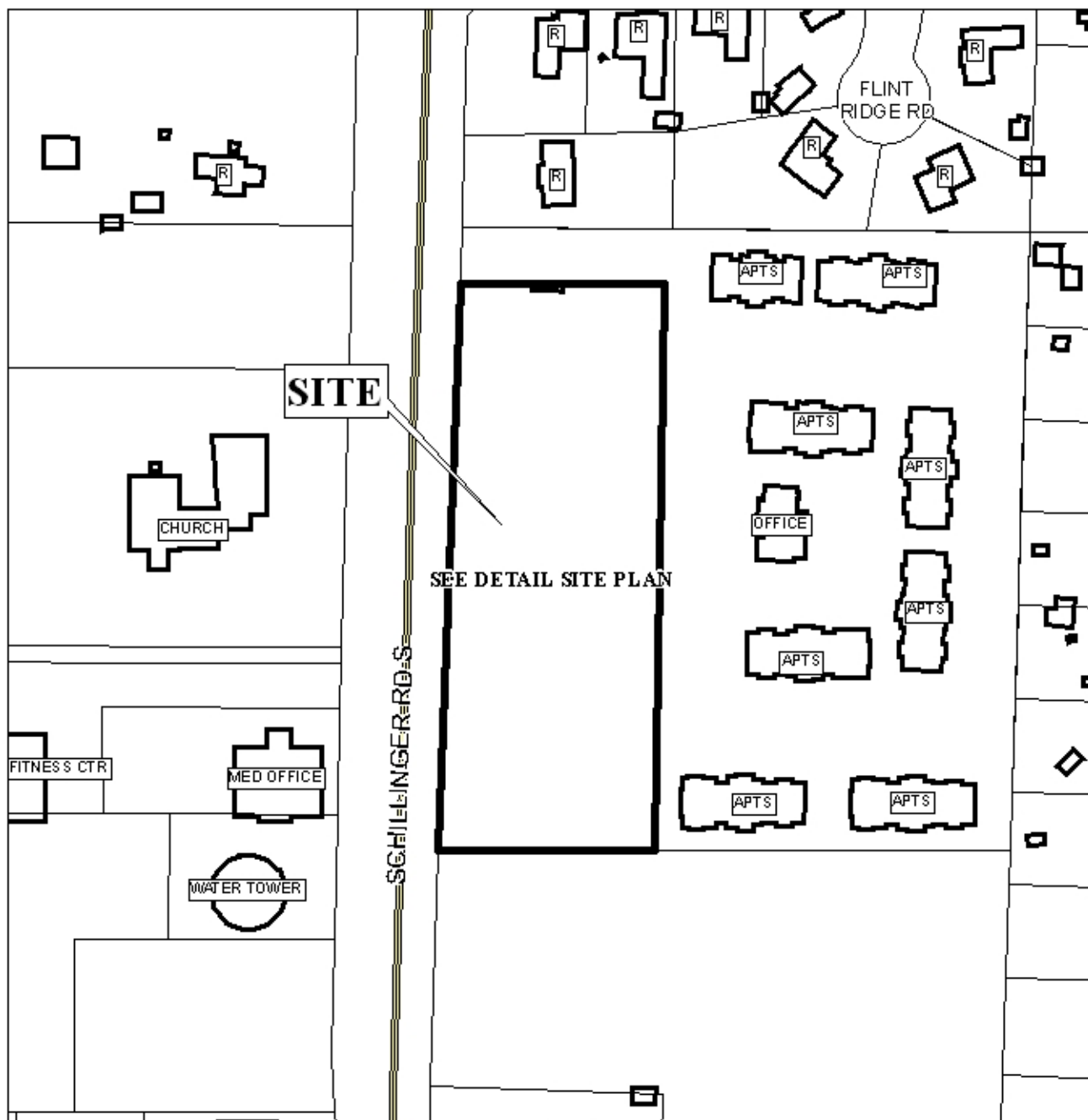
APPLICATION NUMBER 15 DATE June 16, 2011

APPLICANT Schillinger Business Park

REQUEST Subdivision



SCHILLINGER BUSINESS PARK



APPLICATION NUMBER 15 DATE June 16, 2011



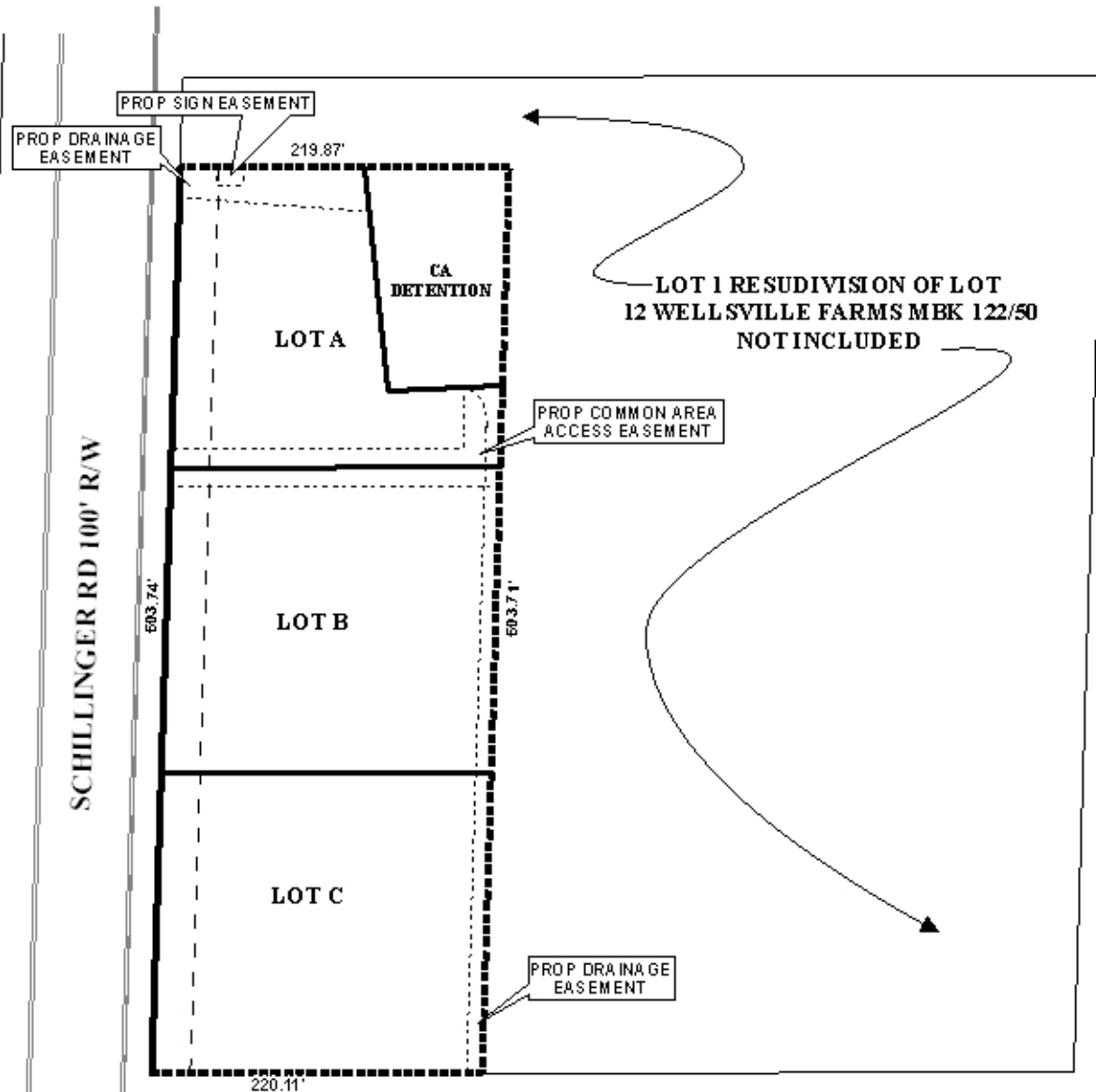
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DETAIL SITE PLAN



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