



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 9, 2016

Melissa Trovinger
8811 McDonald Road
Irvington, AL 36544

Re: 8811 McDonald Road
(Northeast corner of McDonald Road and U.S. Highway 90 West extending to the South side of Boe Road).
County
SUB2016-00030
Sky View Pointe Subdivision
6 Lots / 4.8± Acres

Dear Applicant(s):

At its meeting on May 5, 2016, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) dedication to provide 125' from the centerline of U.S. Highway 90;
- 2) placement of a note on the Final Plat stating that Lots 2, 3, 4, and 5 are limited to one curb cut each to McDonald Road; that Lot 1 is limited to a total of two curb cuts; and that Lot 6 is limited to one curb cut to McDonald Road and one curb cut to Boe Road, with their sizes, locations and designs to be approved by ALDOT (as necessary) and Mobile County Engineering, and conform to AASHTO standards.
- 3) retention of the building setback line for each lot on the Final Plat;
- 4) retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 5) 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;
- 6) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *"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."*; and
 - 7) placement of a note on the Final Plat to comply with the Fire Department comments: *"Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)"*


After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.