

MCDONALD ROAD SUBDIVISION, RESUBDIVISION

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: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 1-lot, 3.0± acre subdivision which is located on the West side of McDonald Road at the North Terminus of I-10 Service Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and an individual septic system. The purpose of this application is to create one legal lot of record from two metes-and-bounds parcels and one legal lot.

As previously stated, the proposed lot fronts I-10 Service Road located on the West side of McDonald Road. The I-10 Service Road is a paved street without curb and gutter, and as such, requires a right-of-way width of 60 feet. The existing right-of-way width is depicted as “variable” on the preliminary plat. The Final Plat, if approved, should be revised to reflect dedication sufficient to provide 30 feet from the centerline of I-10 Service Road, or illustrate the existing right-of-way to be at least 60 feet..

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lot exceeds the 15,000 square foot minimum lot size requirements for lots served by city water and individual septic systems. The lot size information is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

The 25-foot minimum building setback line is depicted on the preliminary plat, and if approved, should be retained on the Final Plat.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that the lot is limited to the existing curb cuts to I-10 Service Road, with any changes to the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.

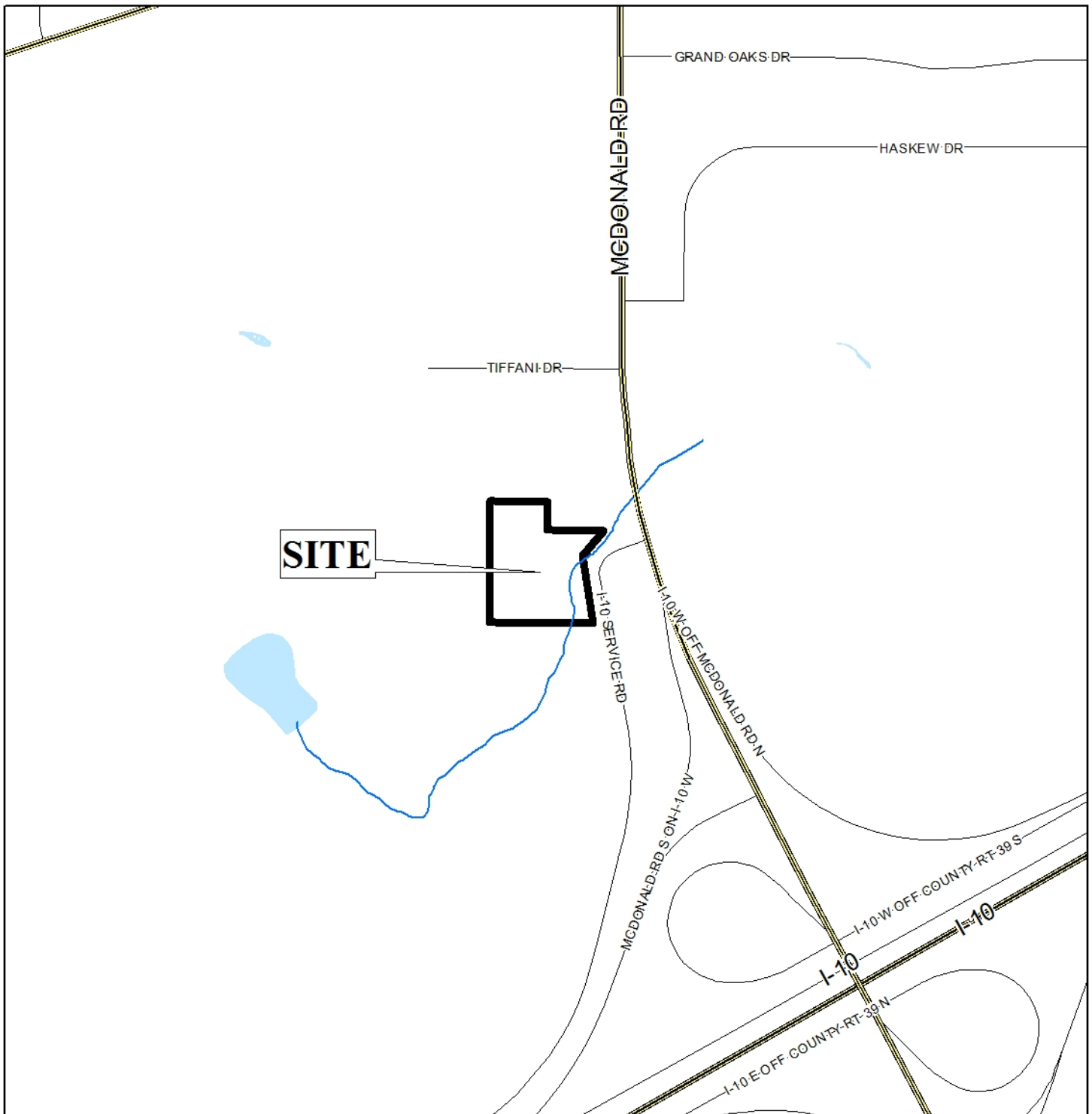
It should be noted that an access easement is illustrated on the preliminary plat allowing shared access between the subject site and the lot to the North. If approved, a note should be placed on the Final Plat stating no structures are allowed in the easement.

This site is located in the County; therefore, 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. A note should be placed on the Final Plat, if approved.

Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Dedication sufficient to provide 30' from the centerline of I-10 Service Road, or illustration of sufficient existing right-of-way;
- 2) Retention of the lot size information in both square feet and in acres;
- 3) Retention of the 25' minimum building setback line along I-10 Service Road;
- 4) Placement of a note on the Final Plat stating that the lot is limited to the existing curb cuts to I-10 Service Road, with any changes in the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) Placement of a note on the Final Plat stating that no structures are allowed in the easement;
- 6) Placement of a note stating that any sites that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 7) Compliance with 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.);and*
- 8) Compliance with Fire Department comments and placement of a note *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).).*

LOCATOR MAP



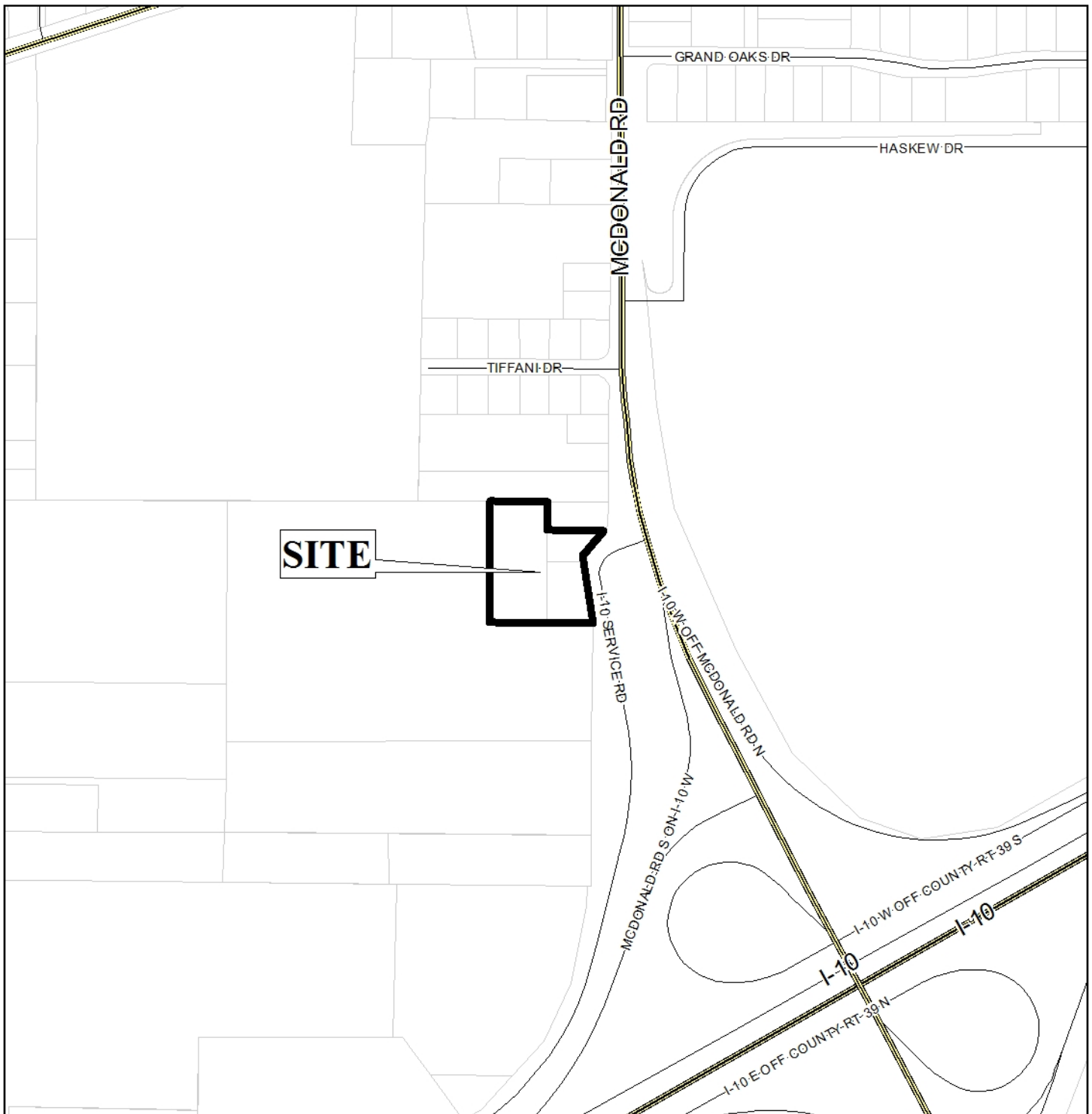
APPLICATION NUMBER 3 DATE September 1, 2016

APPLICANT McDonald Road Subdivision, Resubdivision

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE September 1, 2016

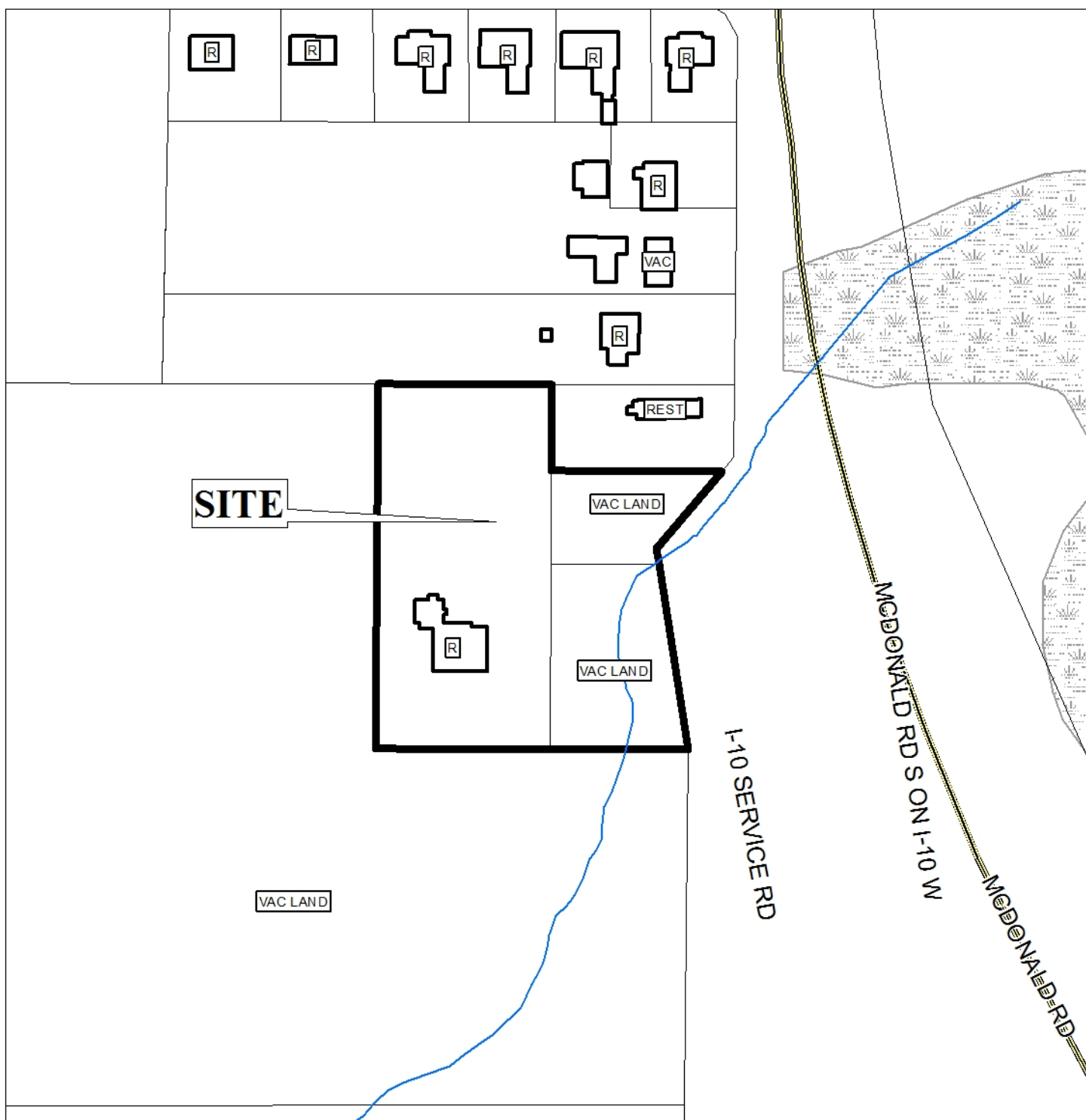
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6

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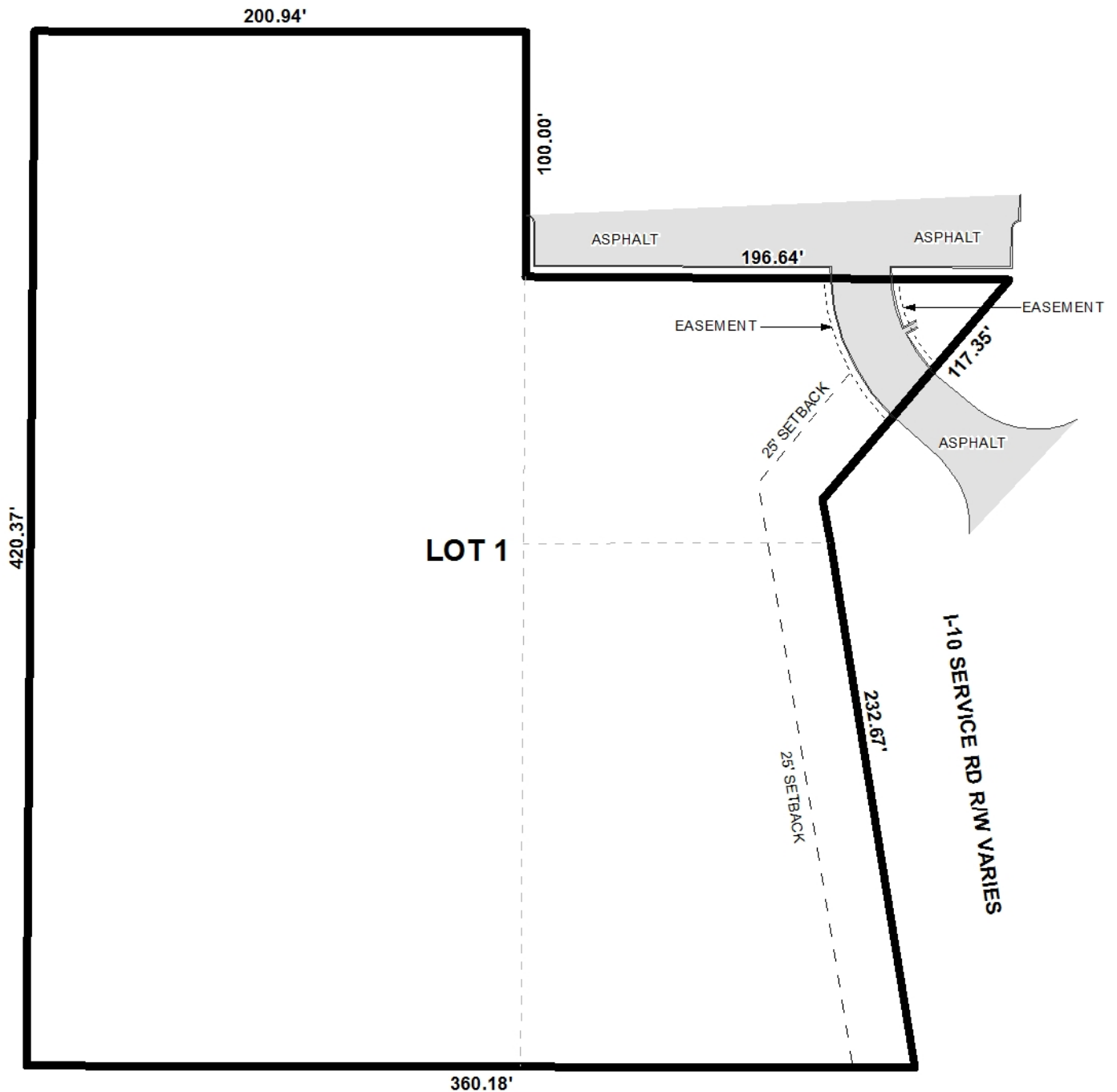
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DETAIL SITE PLAN



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