

SKY VIEW POINT SUBDIVISION, **RESUBDIVISION OF LOT 1**

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: 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 2-lot 1.5± acres subdivision located at the North east corner of U.S. Highway 90 West and McDonald Road, within the Planning Jurisdiction. The applicant states the site is served by public water and individual septic tanks. The purpose of the application is to create two (2) legal lots of record from a single legal lot of record.

Subdivision review examines the site with regards to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services; and, to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site was a part of a 6-lot subdivision approved at the May 5, 2016 meeting of the Planning Commission. The proposed lot sizes are provided in square feet and acres, and should be retained on the Final Plat, if approved.

The site has frontage on U.S. Highway 90 to the South, a major street requiring a 250' right-of-way; McDonald Road to the West, a minor street without curb and gutter requiring a 60' right-of-way. The existing right-of-way depicted for both frontages is sufficient; therefore no dedication should be required.

The 25' minimum building setback is illustrated on the preliminary plat along U.S. Highway 90 West and McDonald Road, in compliance with Section V.D.9. of the Subdivision Regulations, and should be retained on the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat stating that Lot B is limited to one curb each to McDonald Road and U.S. Highway 90, and Lot A is limited to a single curb cut to McDonald Road, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards.

The 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

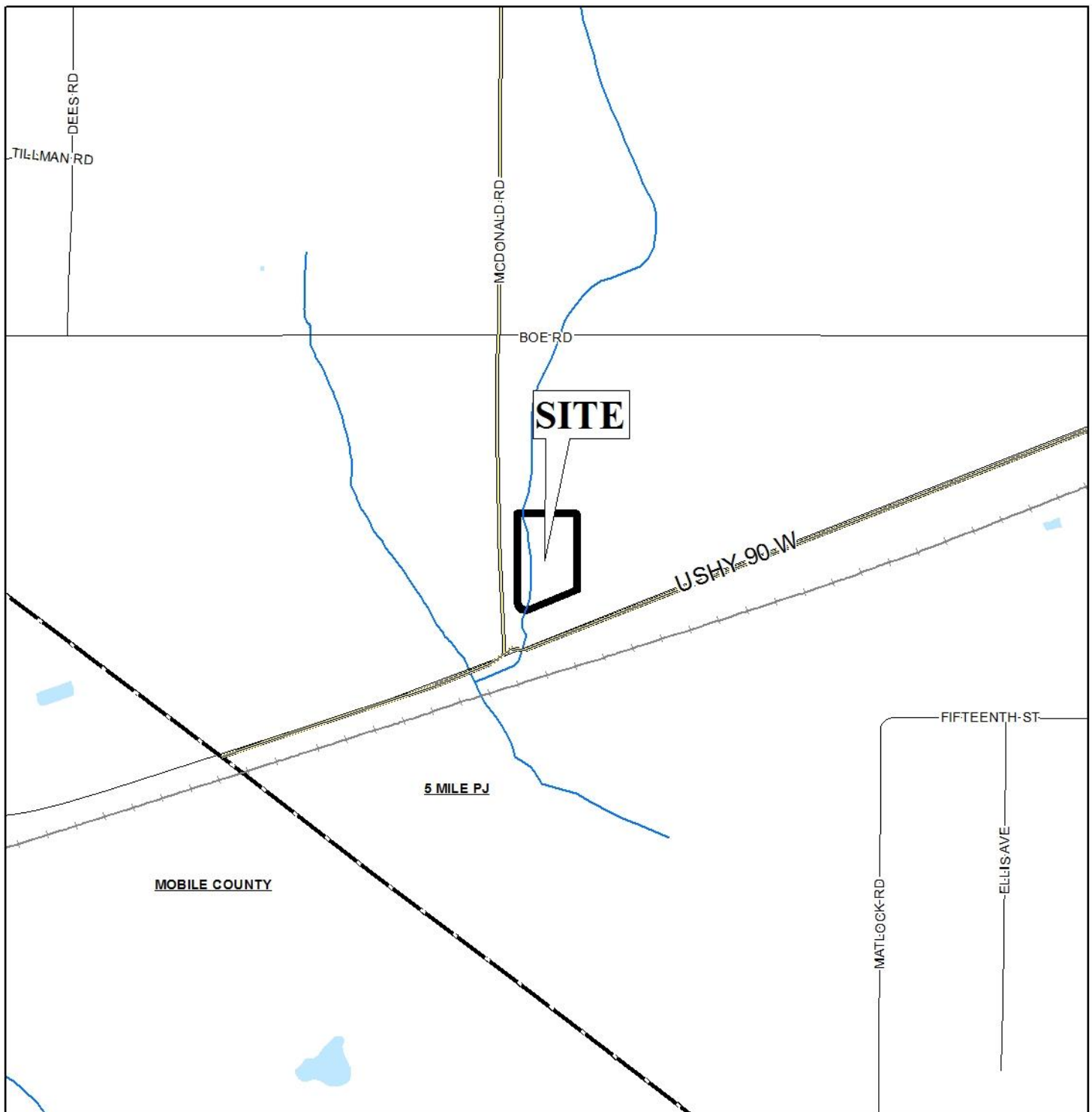
Subdivision Regulations. A note regarding this requirement should be provided on the Final Plat, if approved.

Finally, 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.”* is provided on the preliminary plat, and should be retained on the Final Plat, if approved.

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

- 1) retention of the lot size in square feet and acres on the Final Plat;
- 2) retention of the 25' minimum building setback line along both street frontages;
- 3) placement of a note on the Final Plat stating that Lot B is limited to one curb each to McDonald Road and U.S. Highway 90, and Lot A is limited to a single curb cut to McDonald Road, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) 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;
- 5) retention 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,
- 6) compliance with 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).”*

LOCATOR MAP



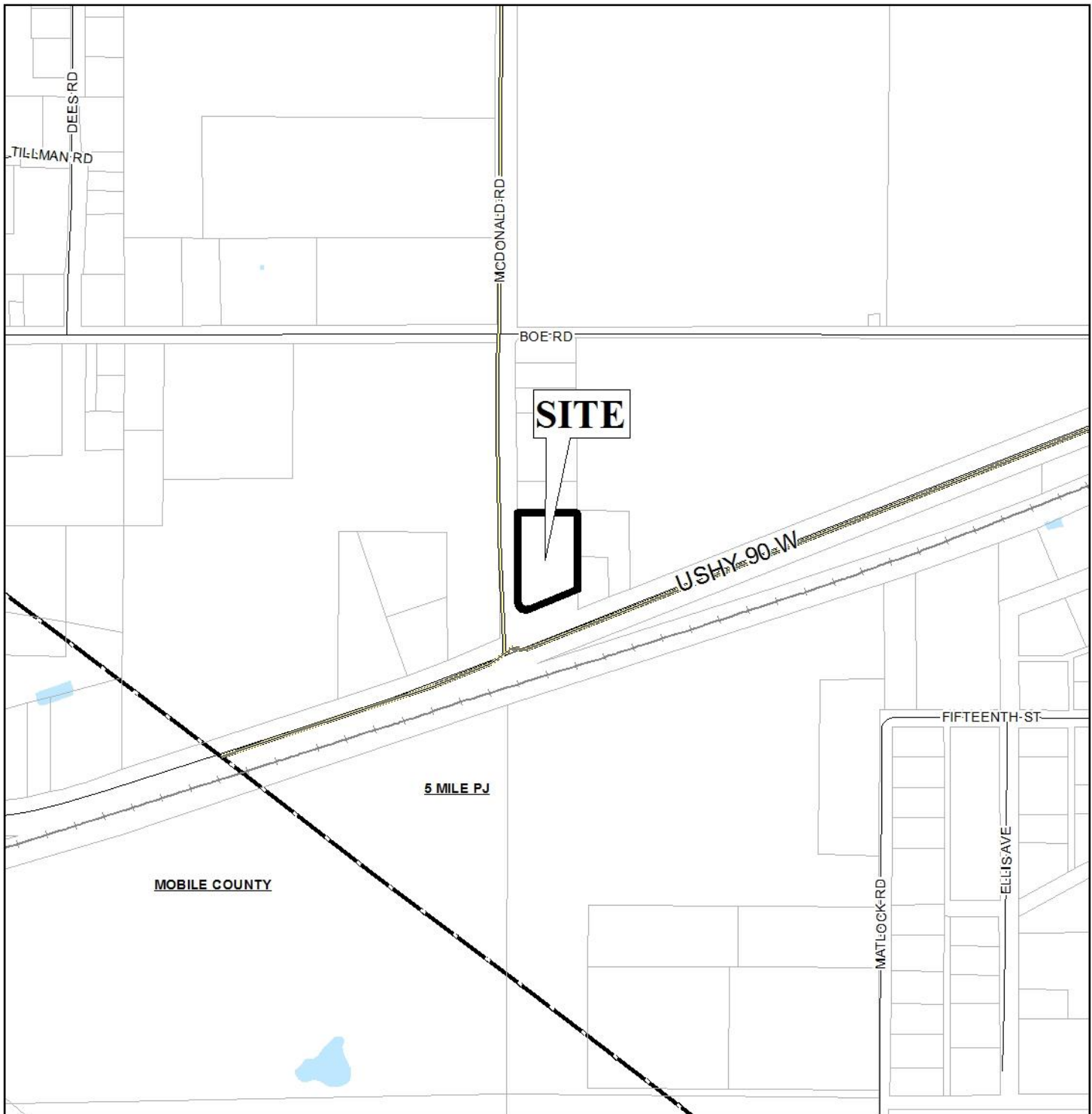
APPLICATION NUMBER 4 DATE November 1, 2018

APPLICANT Sky View Point Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



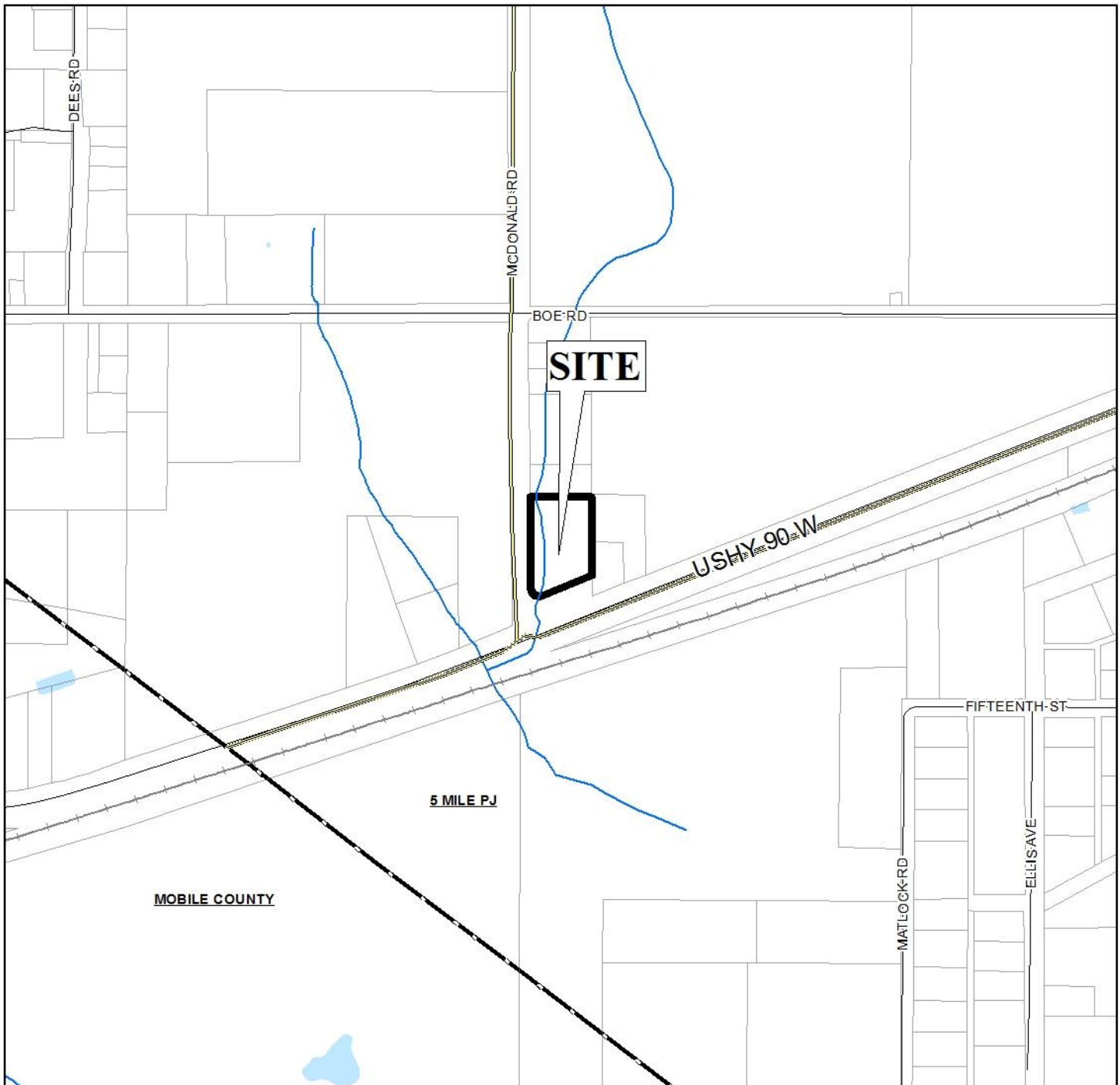
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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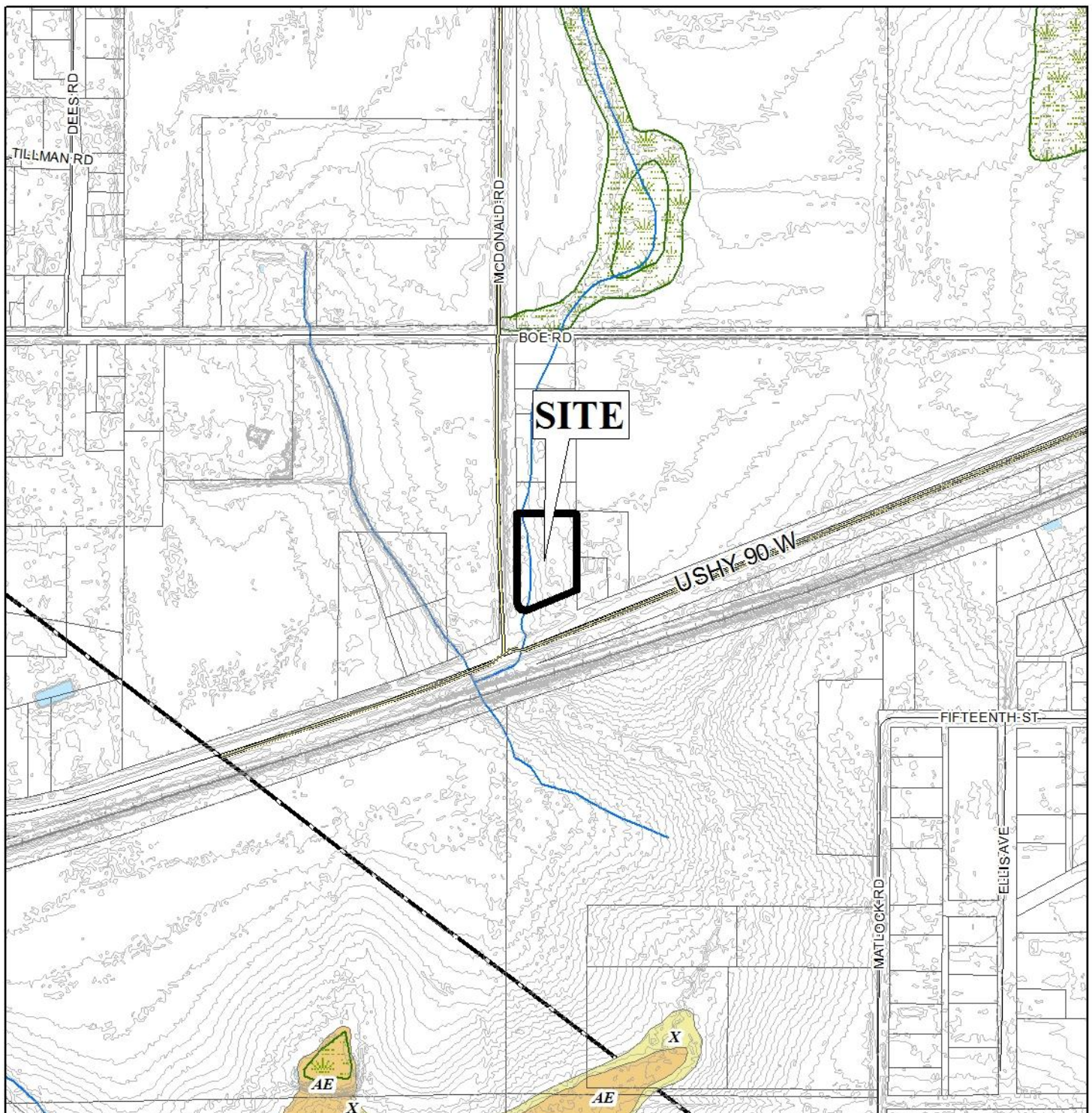
REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



NTS

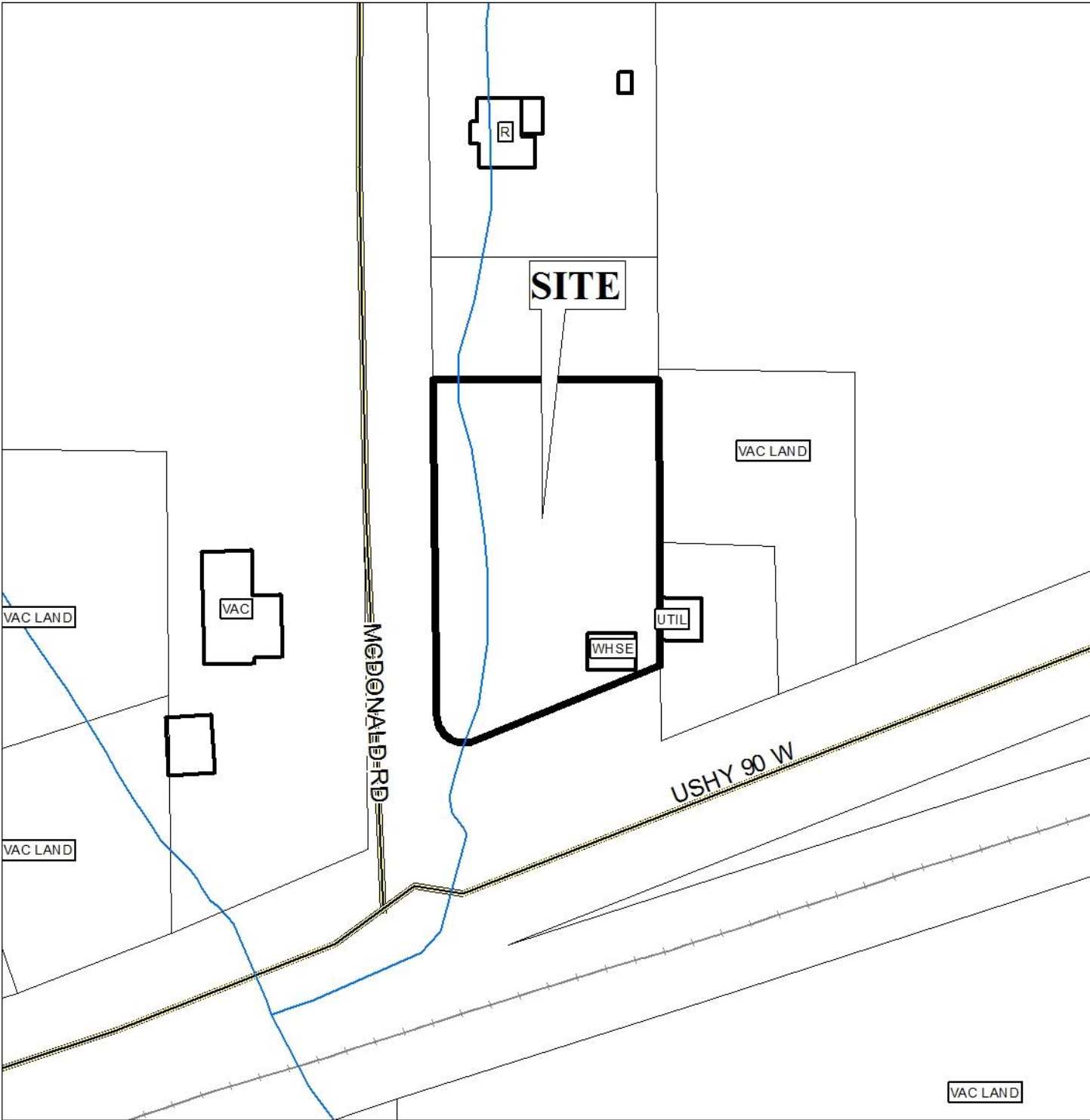
ENVIRONMENTAL LOCATOR MAP



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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



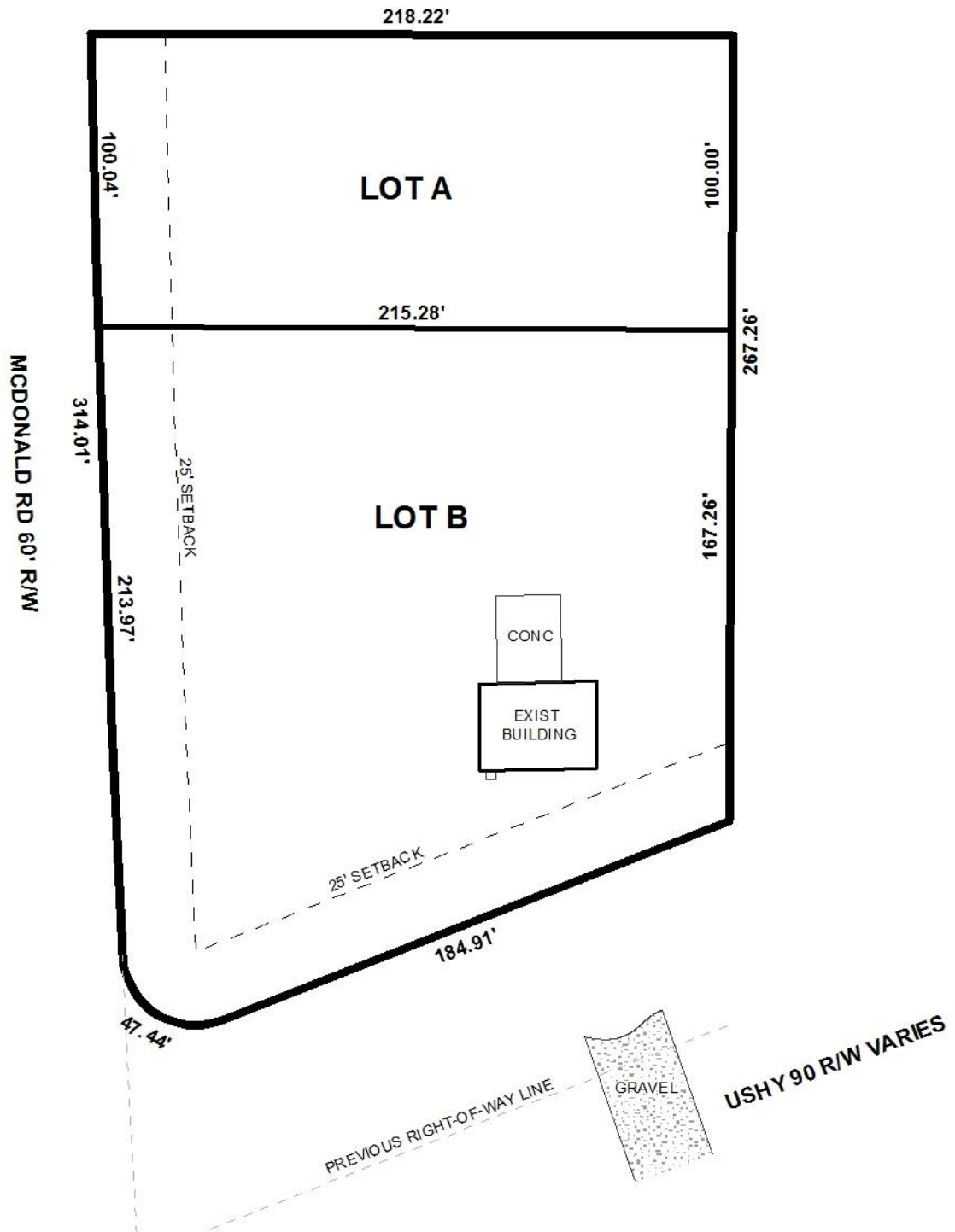
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DETAIL SITE PLAN



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