

BLASTCOAT-RESEARCH PRODUCTS

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.

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 1-lot, 1.0±-Acre subdivision located at the South side of U.S. Highway 90 West, 625'± East of Tung Avenue, within the Planning Jurisdiction. The applicant states the site is served by public water and an individual septic system. The purpose of this application is to create one (1) legal lot from one (1) metes-and-bounds parcel.

Subdivision review examines the site with regard 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 proposed lot has frontage along U.S. Highway 90, an ALDOT-maintained major street requiring a 250' right-of-way per the recently adopted Major Street Plan. The preliminary plat illustrates a 120' right-of-way width along with a note dedicating a 60'-wide, 249'-long strip of right-of-way, far exceeding the minimum right-of-way requirement along U.S. Highway 90. Staff verified the applicant's intent to dedicate such right-of-way, thus no additional dedication is required, but the plat should be revised to indicate the minimum 250' right-of-way requirement along U.S. Highway 90.

The lot exceeds the maximum width-to-depth ratio of the Subdivision Regulations. Similar lot designs are common within the vicinity of the subject site, but none of these have been approved by the Planning Commission. Nevertheless, it is reasonable that, given the character of the surrounding area, a waiver of Section of V.D.3. of the Subdivision Regulations may be appropriate.

The lot meets the minimum size requirements for lots served by public water and individual septic systems, but its size is provided only in square-feet and not acres. Revision of the plat to indicate the size of the lot in both square-feet and acres should be required, if approved; or, provision of a table on the Final Plat providing the same information may suffice.

A minimum building setback line is illustrated 50-feet from the extensive right-of-way proposed to be dedicated, and exceeds the 25' minimum building setback line requirement of the

Subdivision Regulations. As such, retention of at least a 25' minimum building setback line on the Final Plat should be required, if approved.

As a means of access management, a note should be placed on the Final Plat stating that the lot is limited to one (1) curb cut, with any changes in its size, location, or design to be approved by ALDOT (as necessary) and 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 appear on the Final Plat, if approved.

A portion of the lot is located within the flood plain. As such, wetlands may occur on the site and may therefore be environmentally sensitive. Approval of applicable federal, state and local agencies may be required prior to development of the site.

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."* should be placed on the Final Plat, if approved.

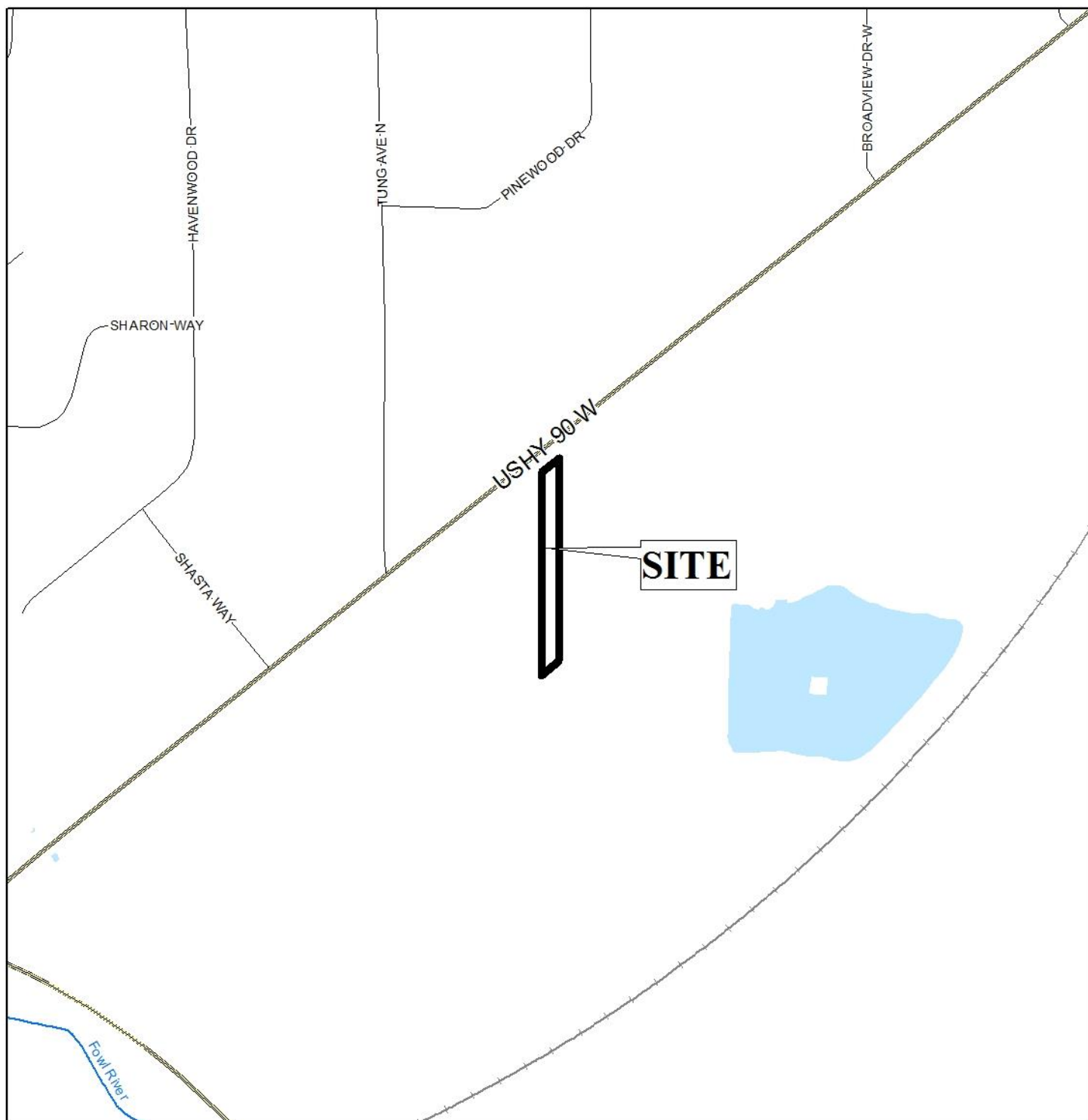
With a waiver of Section V.D.3. the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to indicate the minimum 250' right-of-way requirement along U.S. Highway 90;
- 2) retention of the dedication of the 16,390± square-foot area for right-of-way;
- 3) revision of the plat to indicate the size of the lot in both square-feet and acres, or provision of a table on the Final Plat providing the same information;
- 4) retention of at least a 25' minimum building setback line on the Final Plat;
- 5) placement of a note on the Final Plat stating that the lot is limited to one (1) curb cut, with any changes in its size, location, or design to be approved by ALDOT (as necessary) and Mobile County Engineering, and conform to AASHTO standards;
- 6) 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;
- 7) 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,

- 8) 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



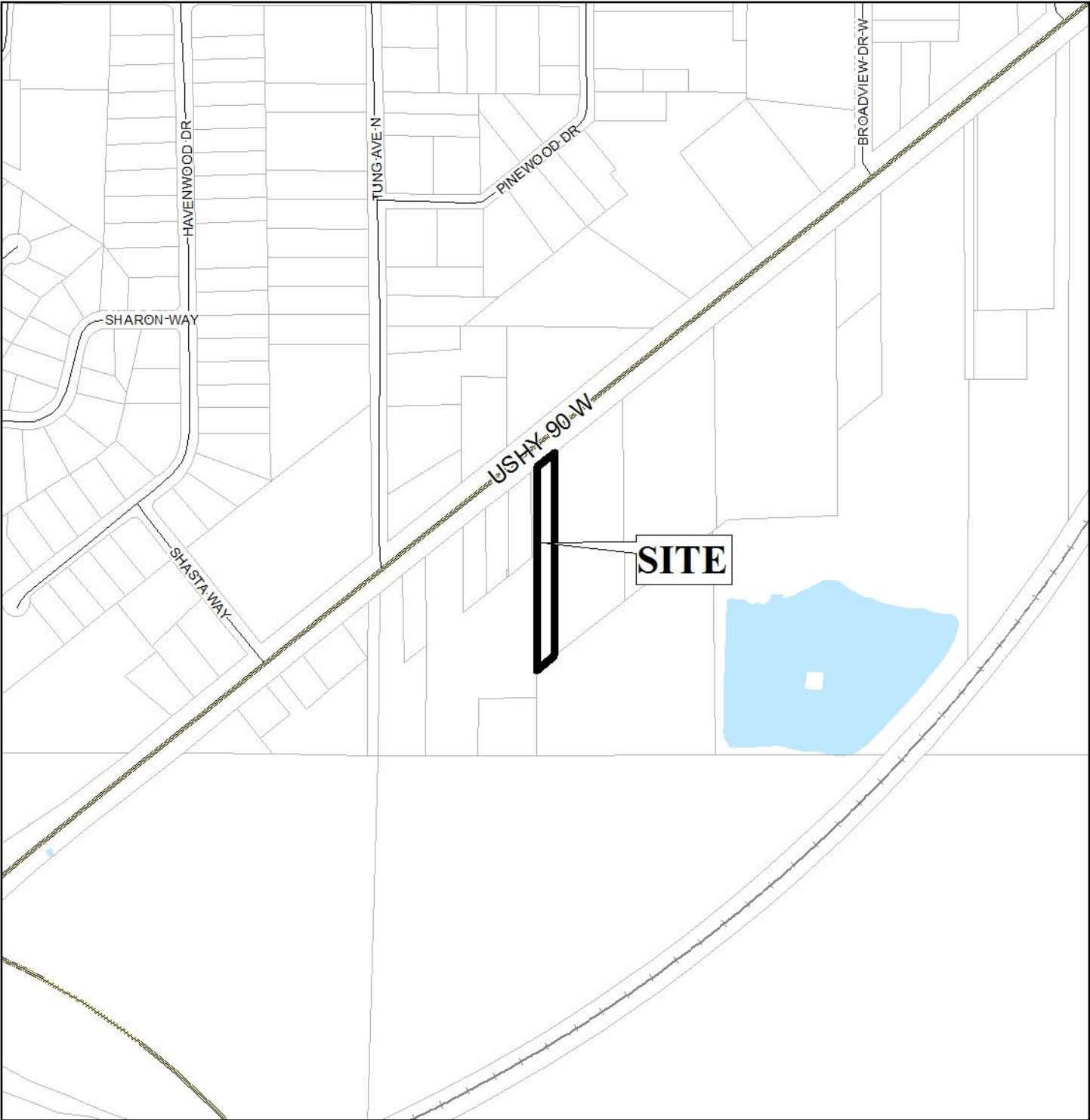
APPLICATION NUMBER 7 DATE July 19, 2018

APPLICANT Blastcoat - Research Products Subdivision

REQUEST Subdivision



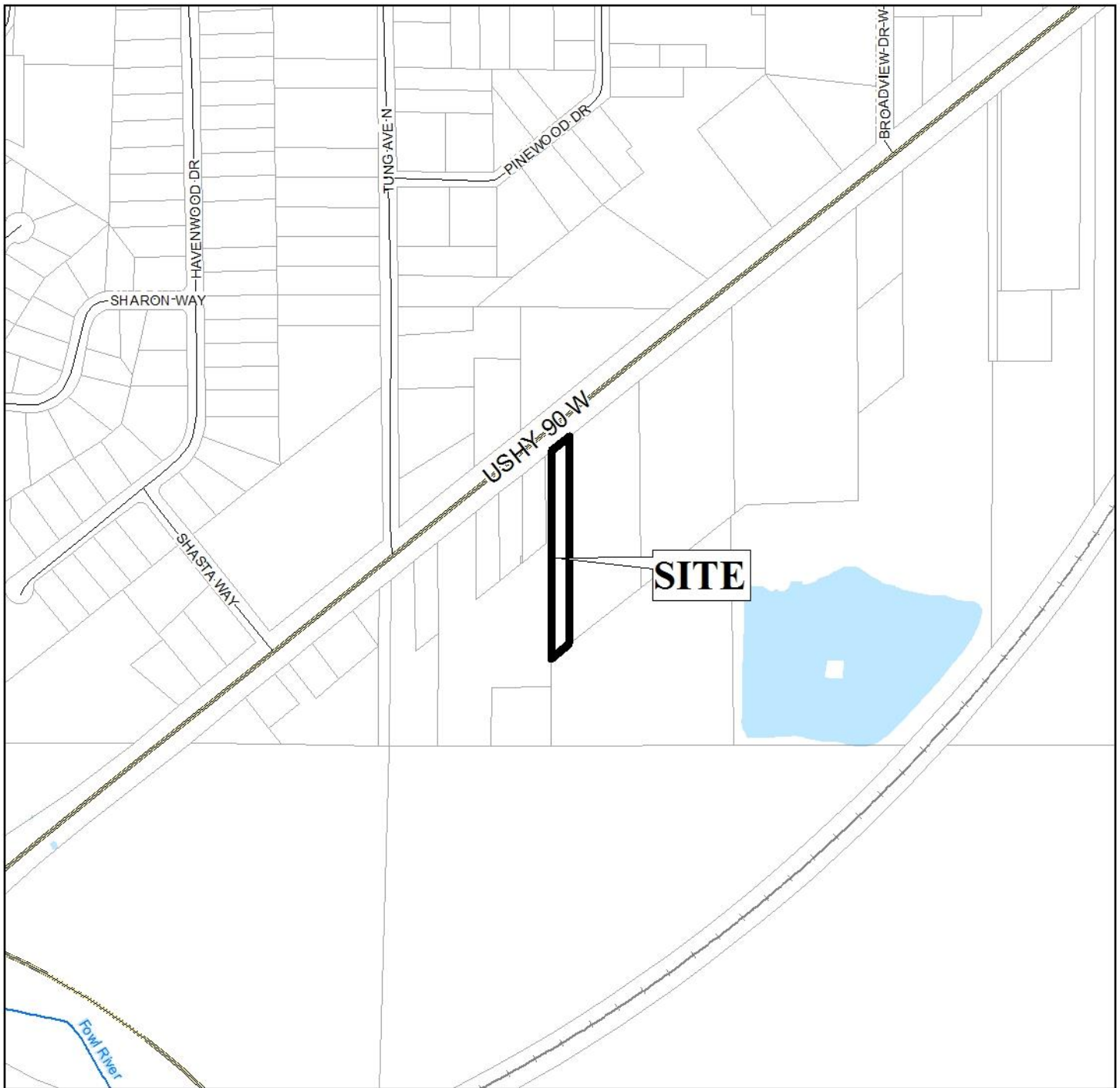
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE July 19, 2018

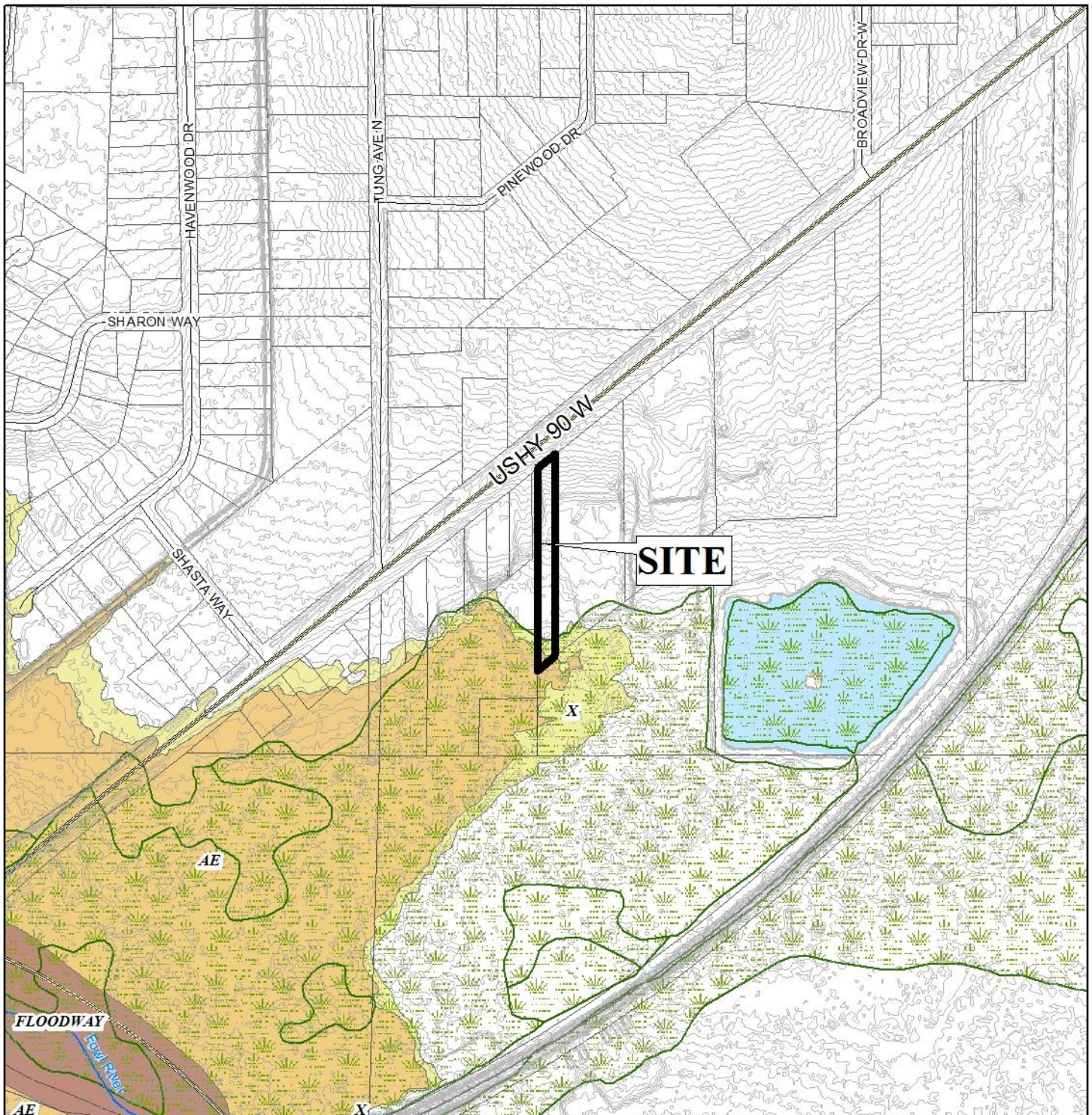
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



ENVIRONMENTAL LOCATOR MAP



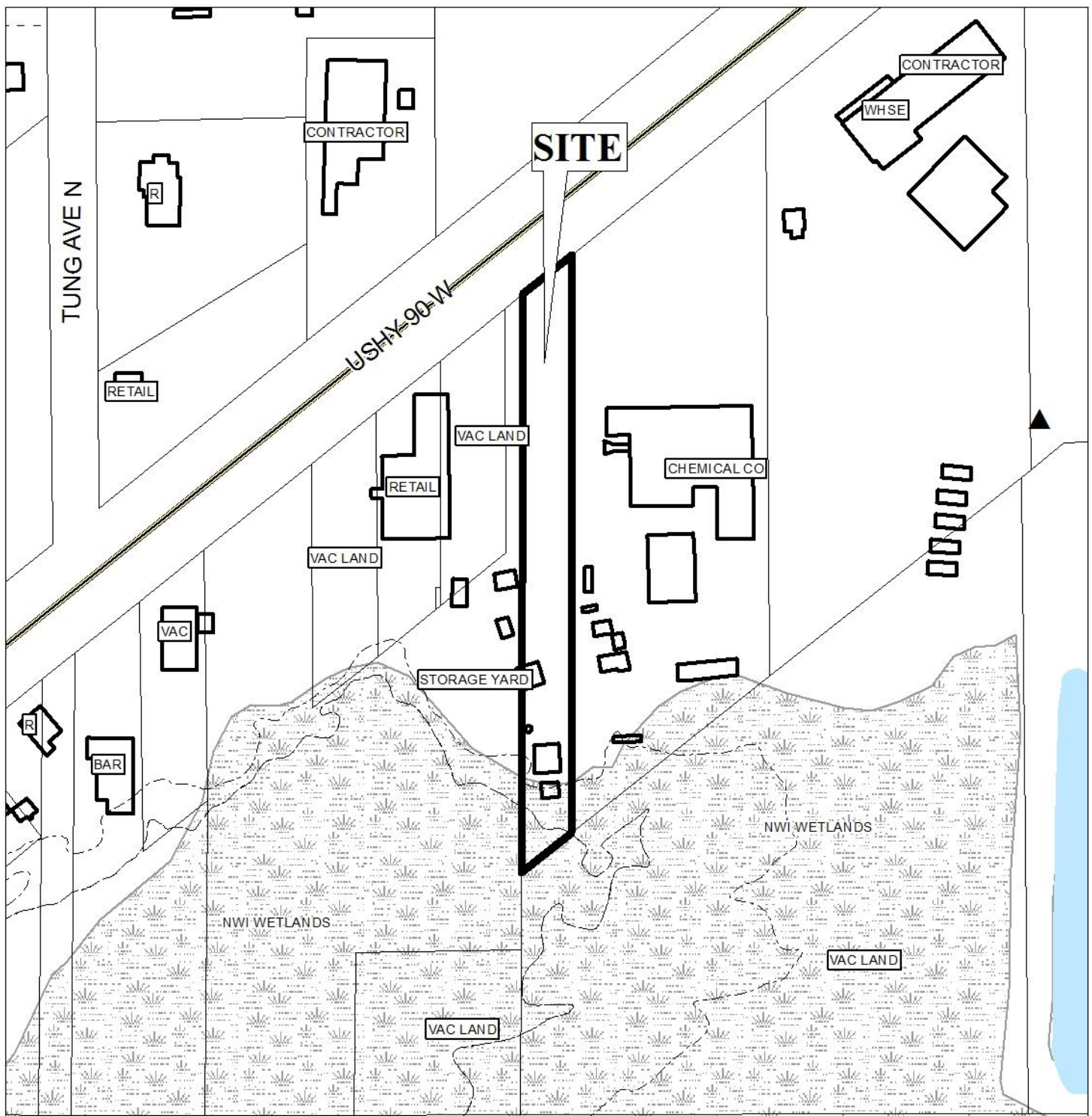
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APPLICANT Blastcoat - Research Products Subdivision

REQUEST Subdivision



BLASTCOAT - RESEARCH PRODUCTS SUBDIVISION



APPLICATION NUMBER 7 DATE July 19, 2018

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



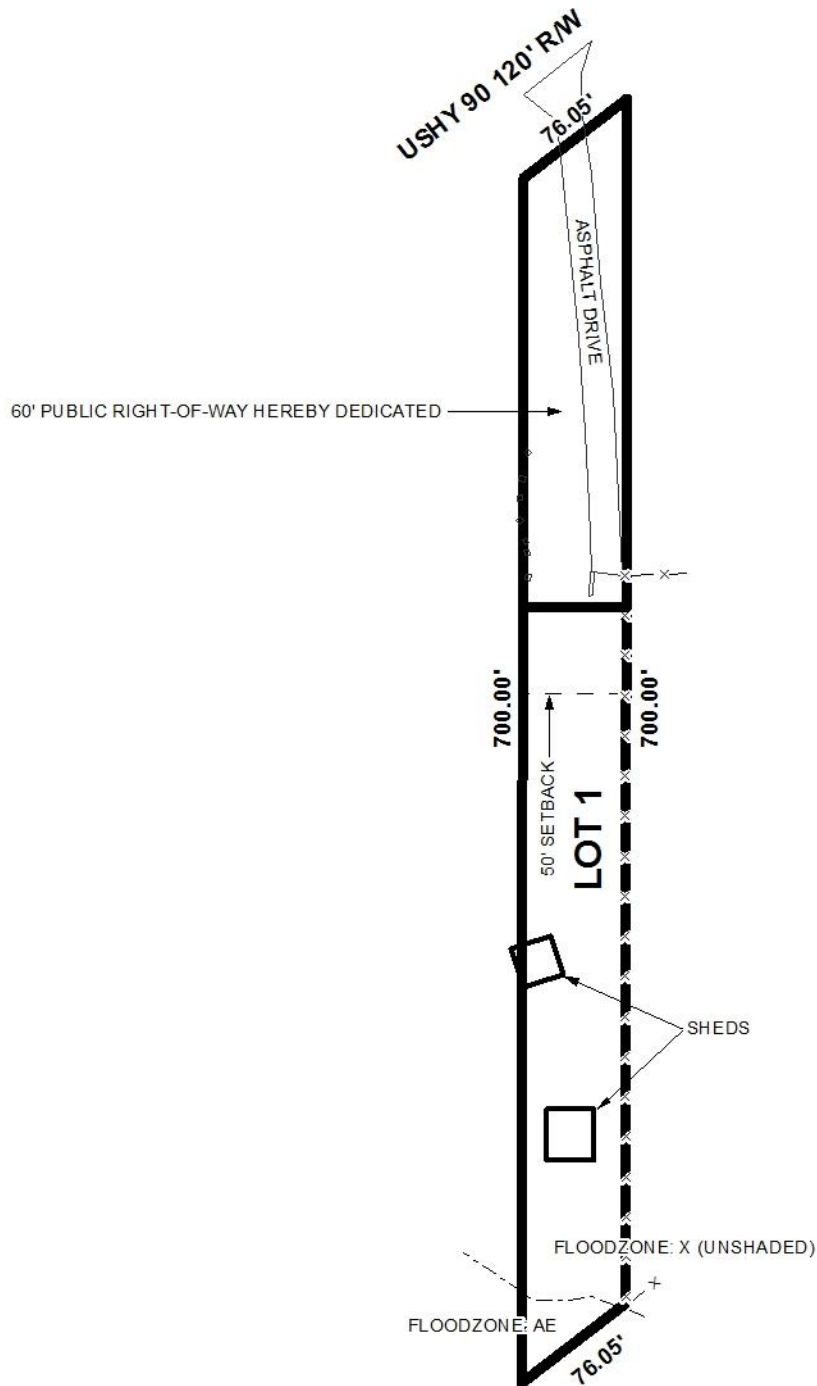
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APPLICATION NUMBER 7 DATE July 19, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE July 19, 2018

APPLICANT Blastcoat - Research Products Subdivision

REQUEST _____ Subdivision _____



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