

BLACKBERRY ESTATES 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: 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 4-lot, 18.7± acre subdivision which is located on the North side of Half Mile Road, 175'± West of Deerfield Drive. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by Mobile County Water and MAWSS. The purpose of this application is to create four (4) legal lots of record from one (1) metes and bounds parcel.

The proposed lots front Half Mile Road, a major street on the Major Street Plan. As a major street, a 100' right of way with is required. The preliminary plat illustrates a 100' right-of-way width for Half Mile Road and, if approved, should be retained on the Final Plat.

The preliminary plat illustrates a 25' minimum building setback line along Half Mile Road along for the proposed Lots 1-4. If approved, the 25' minimum building setback lines for Lots 1-4 should be retained on the Final Plat.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots each exceed the 7,200 square foot minimum lot size requirement for lots served by public water and sewer systems. The lot size information for each lot is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

It should be noted that the proposed lots do not meet the width-to-depth ratio. Section V.D.3. of the Subdivision Regulations states that lot depth should not exceed 3.5 times the width of the lot at the building setback. The proposed lots are all at least 130'± wide and more than 1,250'+ deep, resulting in lots that are approximately 795'± deeper than would normally be allowed. As there are similarly configured lots in the vicinity that have been previously approved by the Planning Commission, a waiver of Section V.D.3. of the Subdivision Regulations may be appropriate.

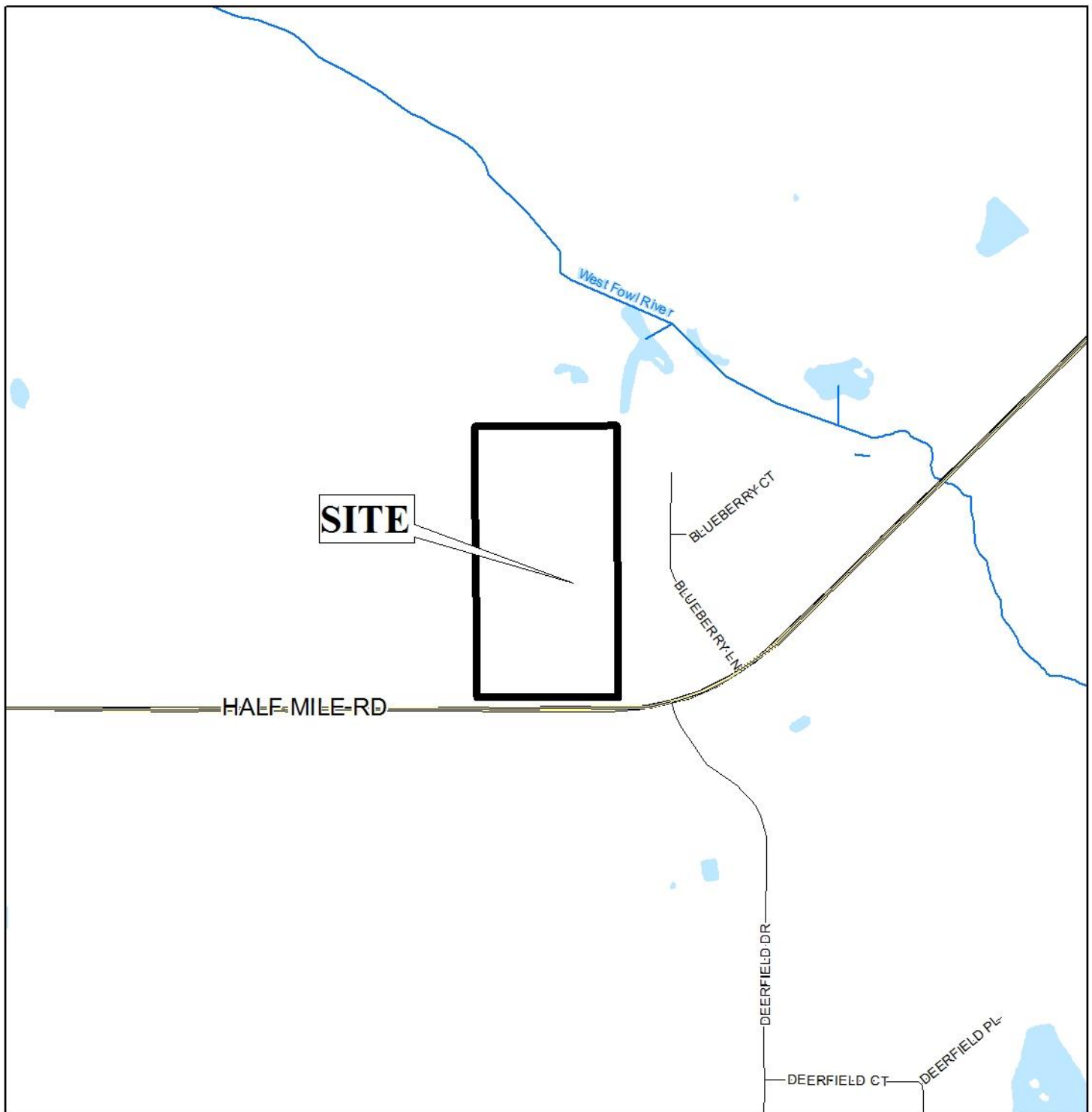
As a means of access management, a note should be placed on the Final Plat, if approved, stating that each lot is limited to one curb cut each, with the size, design and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards.

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, with a waiver of Section V.D.3. of the Subdivision Regulations, subject to the following conditions:

- 1) Retention of the 100' right-of-way width to Half Mile Road;
- 2) Retention of 25' minimum building setback line along Half Mile Road;
- 3) Retention of the lot size information in both square and in acres on the Final Plat;
- 4) Placement of a note on the Final Plat stating that all lots are limited to one curb cut each, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 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) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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) Compliance with Fire Comment: *(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



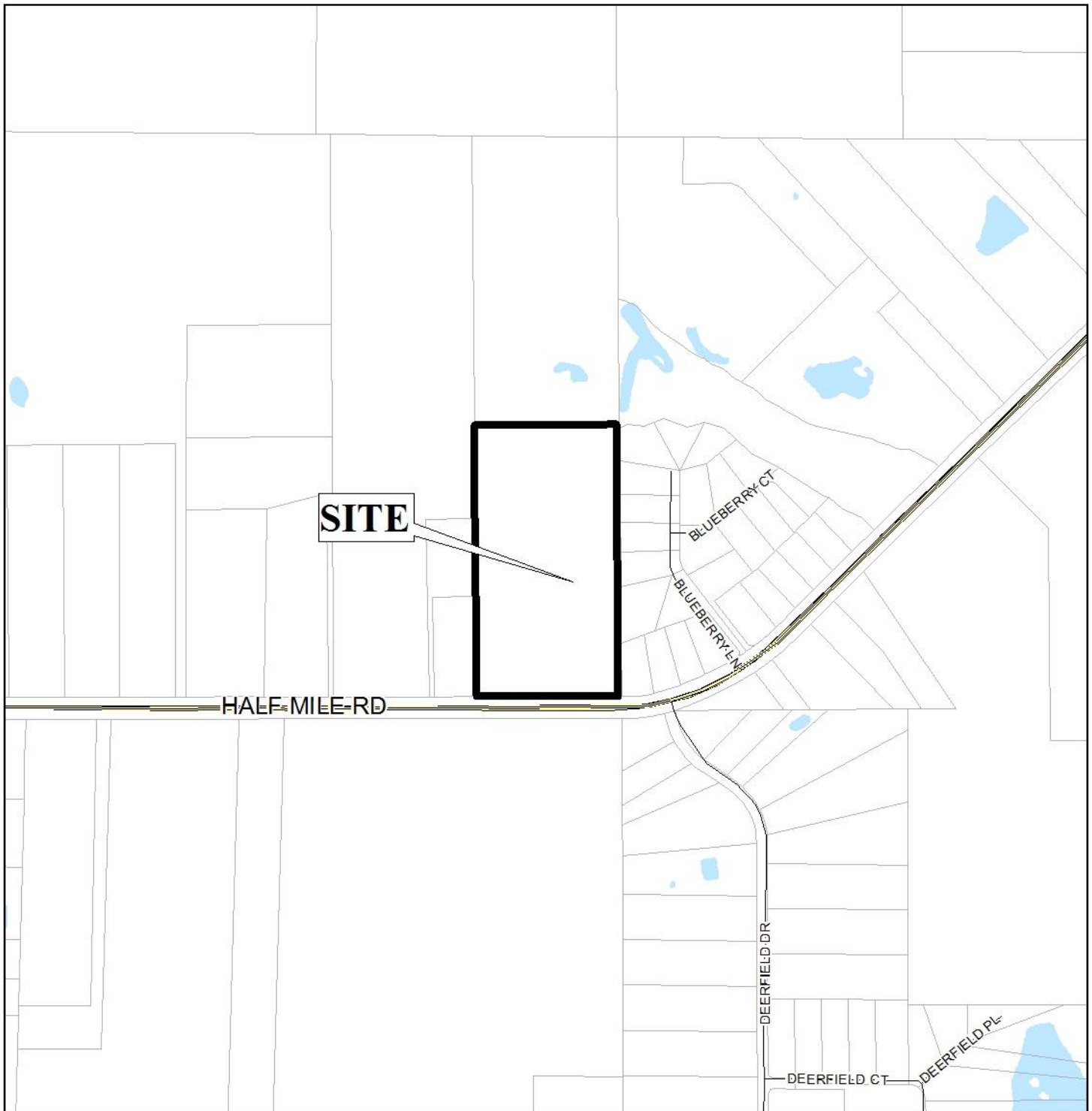
APPLICATION NUMBER 5 DATE May 3, 2018

APPLICANT Blackberry Estates Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



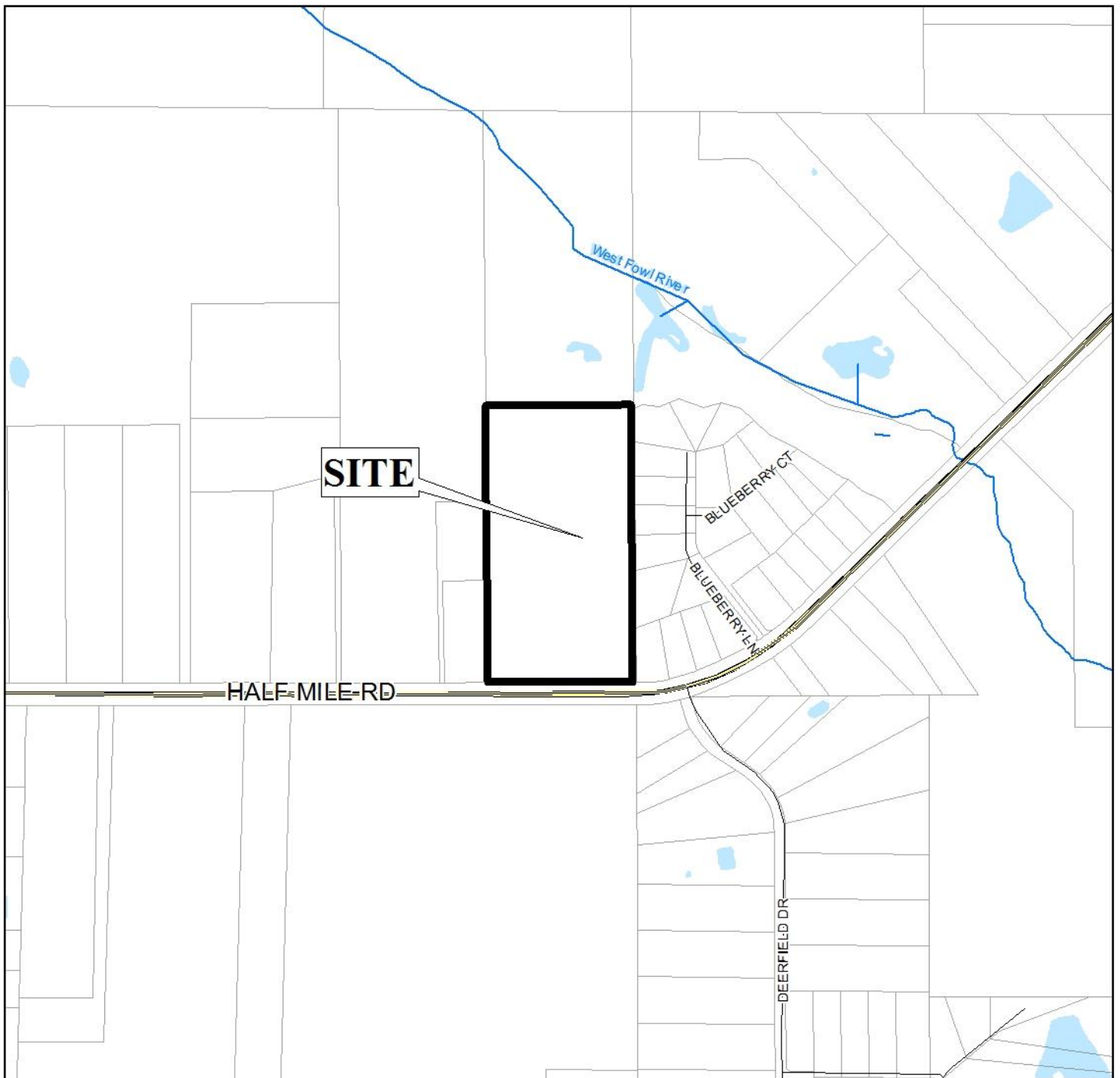
APPLICATION NUMBER 5 DATE May 3, 2018

APPLICANT Blackberry Estates Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE May 3, 2018

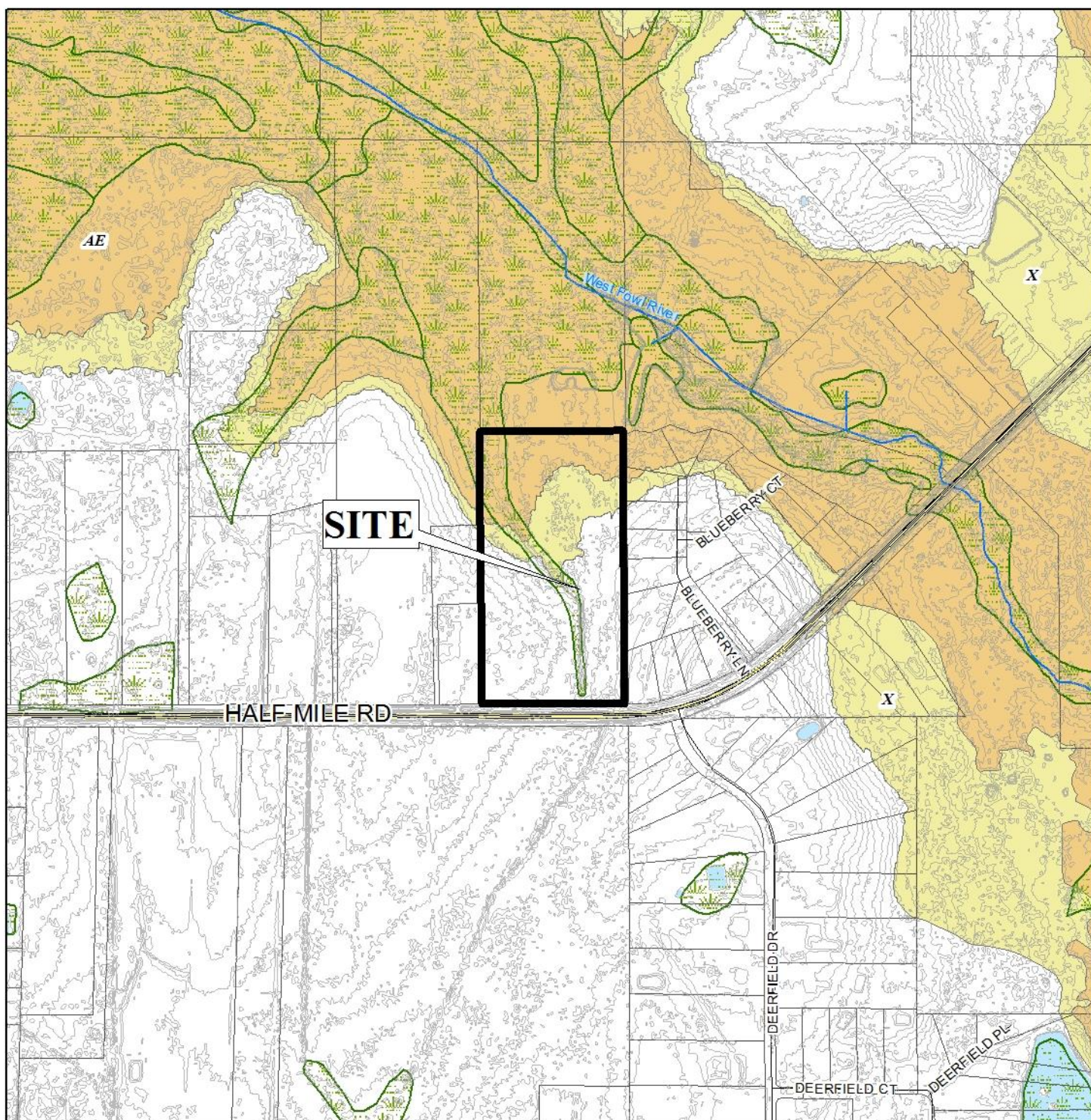
APPLICANT Blackberry Estates Subdivision

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	



ENVIRONMENTAL LOCATOR MAP



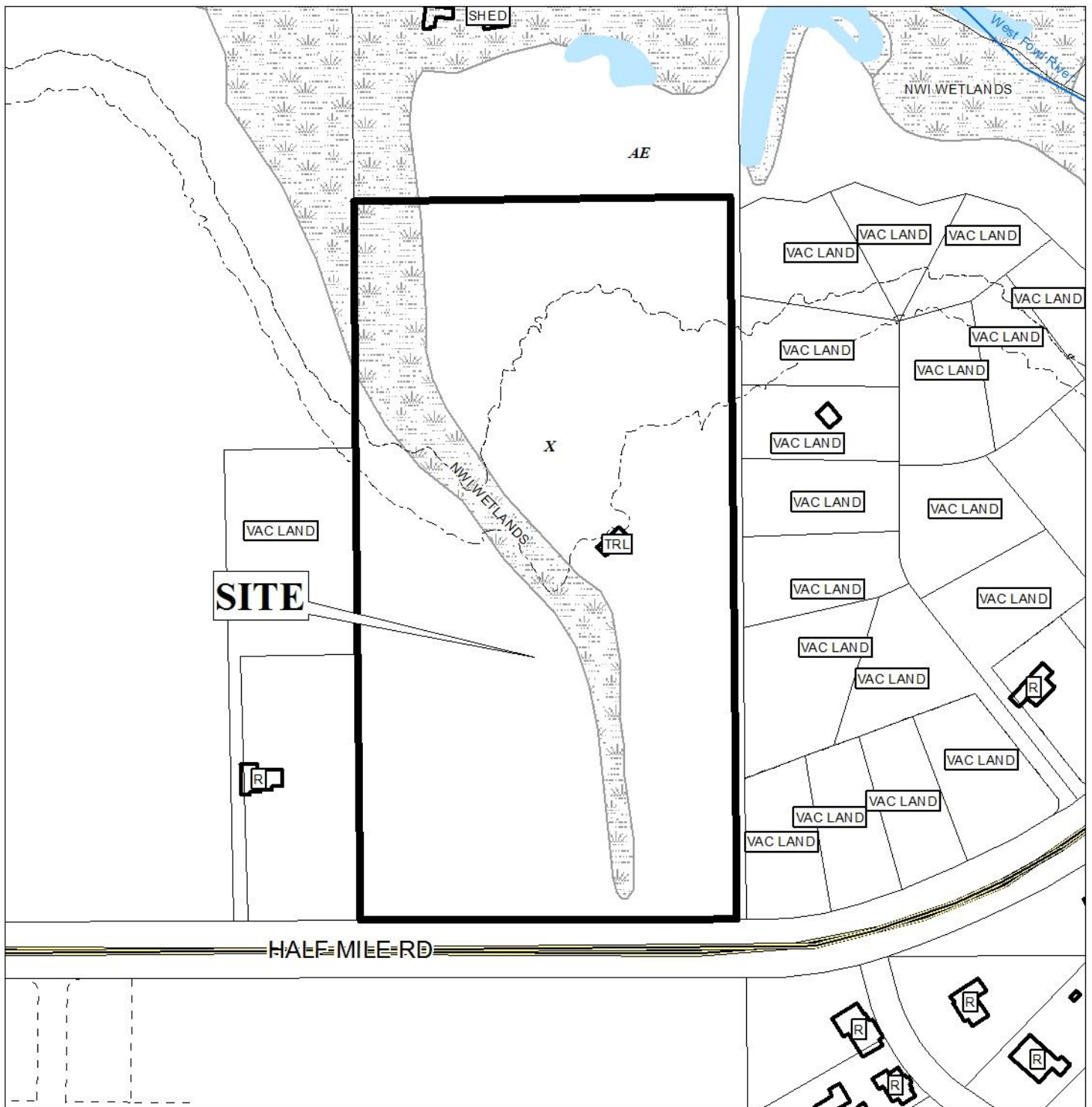
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APPLICANT Blackberry Estates Subdivision

REQUEST Subdivision



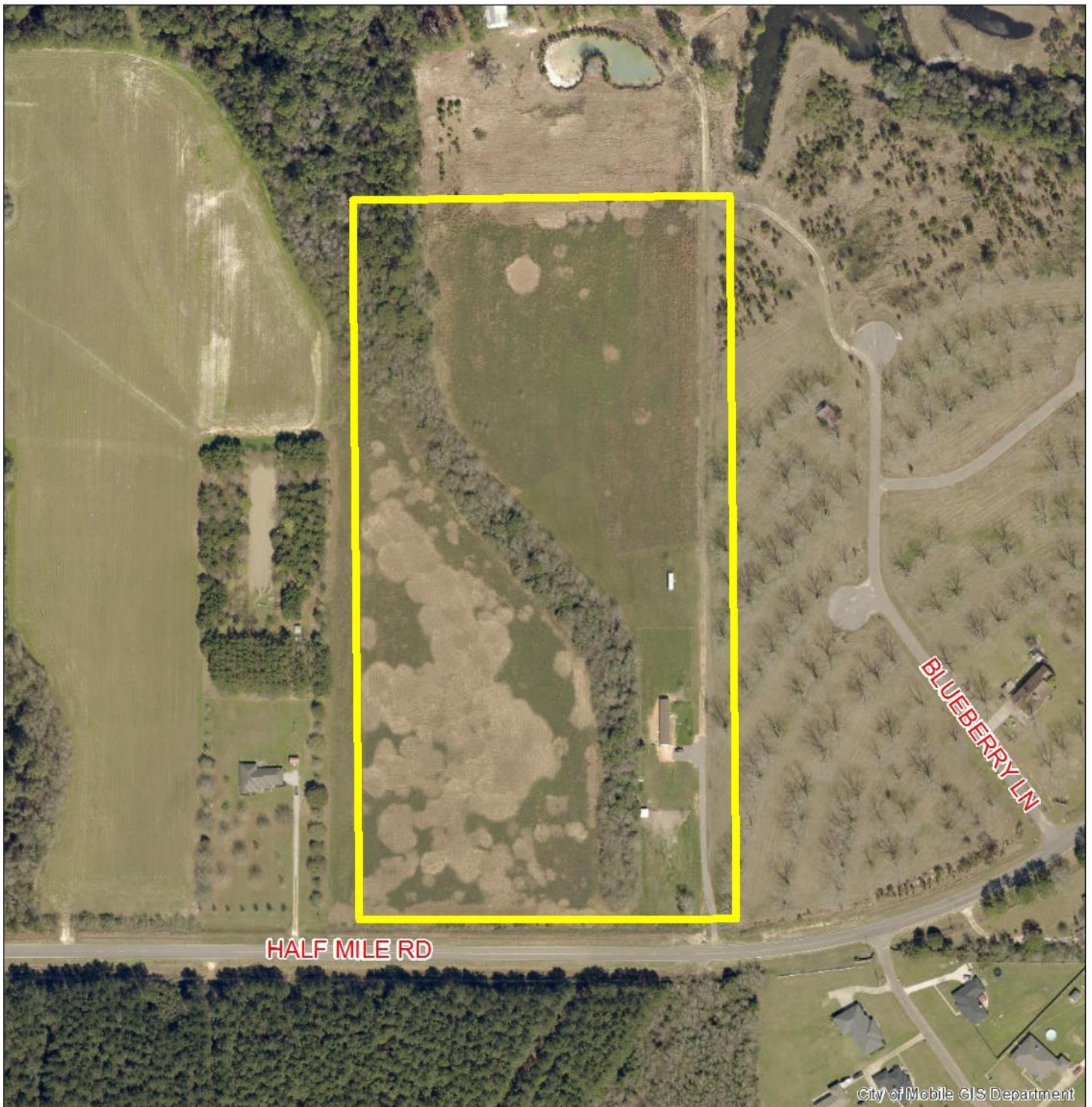
BLACKBERRY ESTATES SUBDIVISION



APPLICATION NUMBER <u>5</u>		DATE <u>May 3, 2018</u>	
R-A	R-3	T-B	B-2
R-1	R-B	B-1	B-3
R-2	H-B	LB-2	B-4
B-5	I-1	OPEN	SD
MUN	T3	T4	SD-WH
	T5.1	T5.2	T6



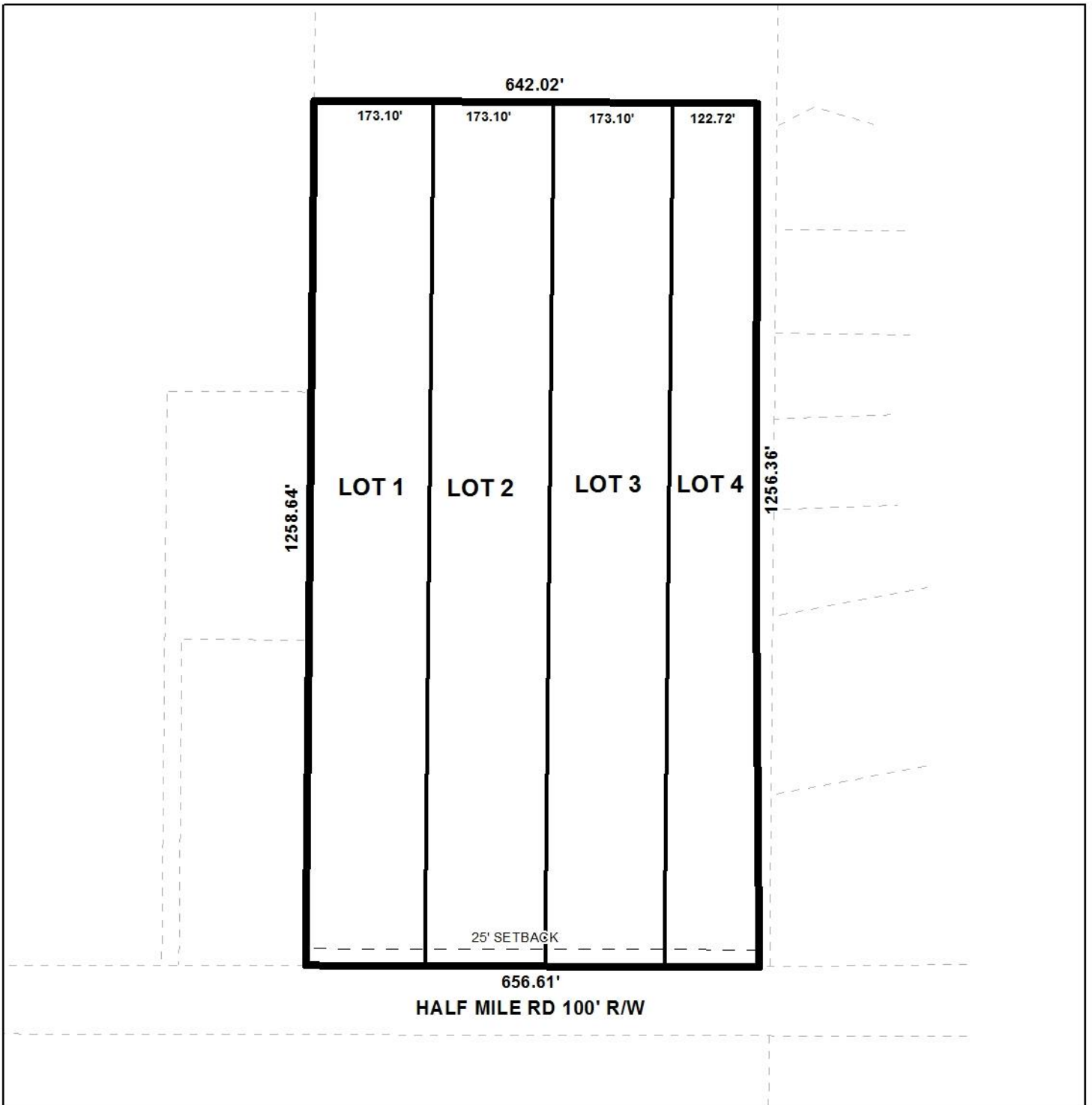
BLACKBERRY ESTATES SUBDIVISION



APPLICATION NUMBER 5 DATE May 3, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE May 3, 2018

APPLICANT Blackberry Estates Subdivision

REQUEST Subdivision



