

THE BACK FORTY 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, 38.0± acre subdivision which is located on the South side of Laurendine Road, 3/10± mile West of Rangeline Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and individual septic tanks. The purpose of this application is to create four (4) legal lots of record from one (1) metes-and-bounds parcel.

The proposed lot fronts Laurendine Road, a major street per the Major Street Plan. Laurendine Road is depicted as having an 80' right-of-way width on the preliminary plat. As a major street, a minimum 100' right-of-way width is required; therefore 50' dedication from the centerline should be required. If approved, the right-of-way width along Laurendine Road should be revised to provide dedication, on the Final Plat.

The preliminary plat does not illustrate building setback lines. If approved, Final Plat should be revised to illustrate the required 25' minimum building setback line along Laurendine Road.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots each exceed the 15,000 square foot minimum lot size requirement for lots served by public water and private on-site 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.

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 1, 2, 3, and 4 are all at least 334.91'± wide and more than 1,250'± deep, resulting in lots that are deeper than would normally be allowed (a ratio of 3.7). As there are similarly configured lots in the vicinity, 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 proposed lot is limited to two curbs cut to Laurendine Road, with the size, design and

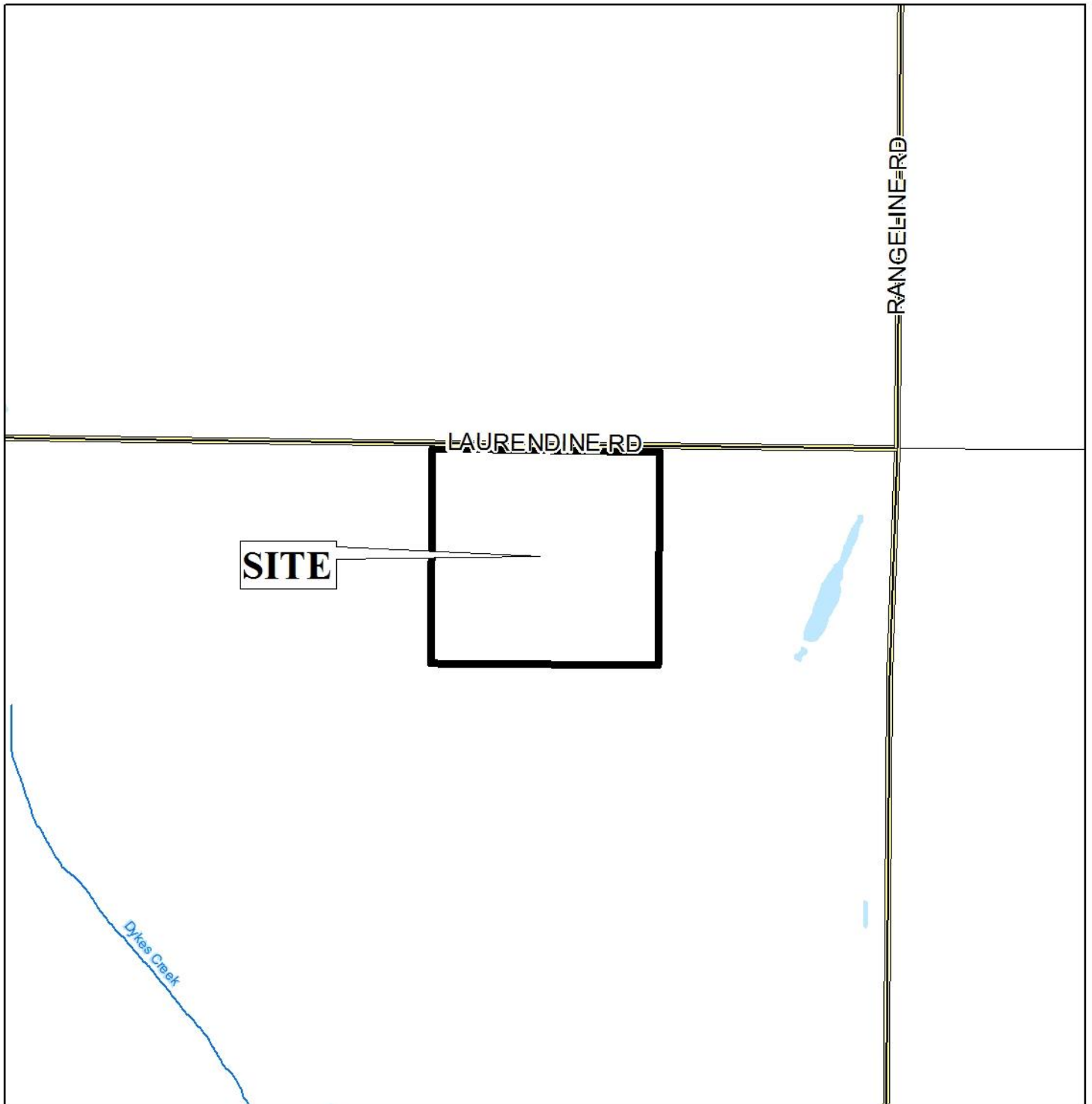
location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards.

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) Dedication to provide 50' from the centerline of Laurendine Road;
- 2) Provision of 25' minimum building setback line along Laurendine Road;
- 3) Retention of the lot size information in both square and in acres on the Final Plat, adjusted for dedication;
- 4) Placement of a note on the Final Plat stating that each proposed lot is limited to two curb cuts along Laurendine Road, 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: *(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



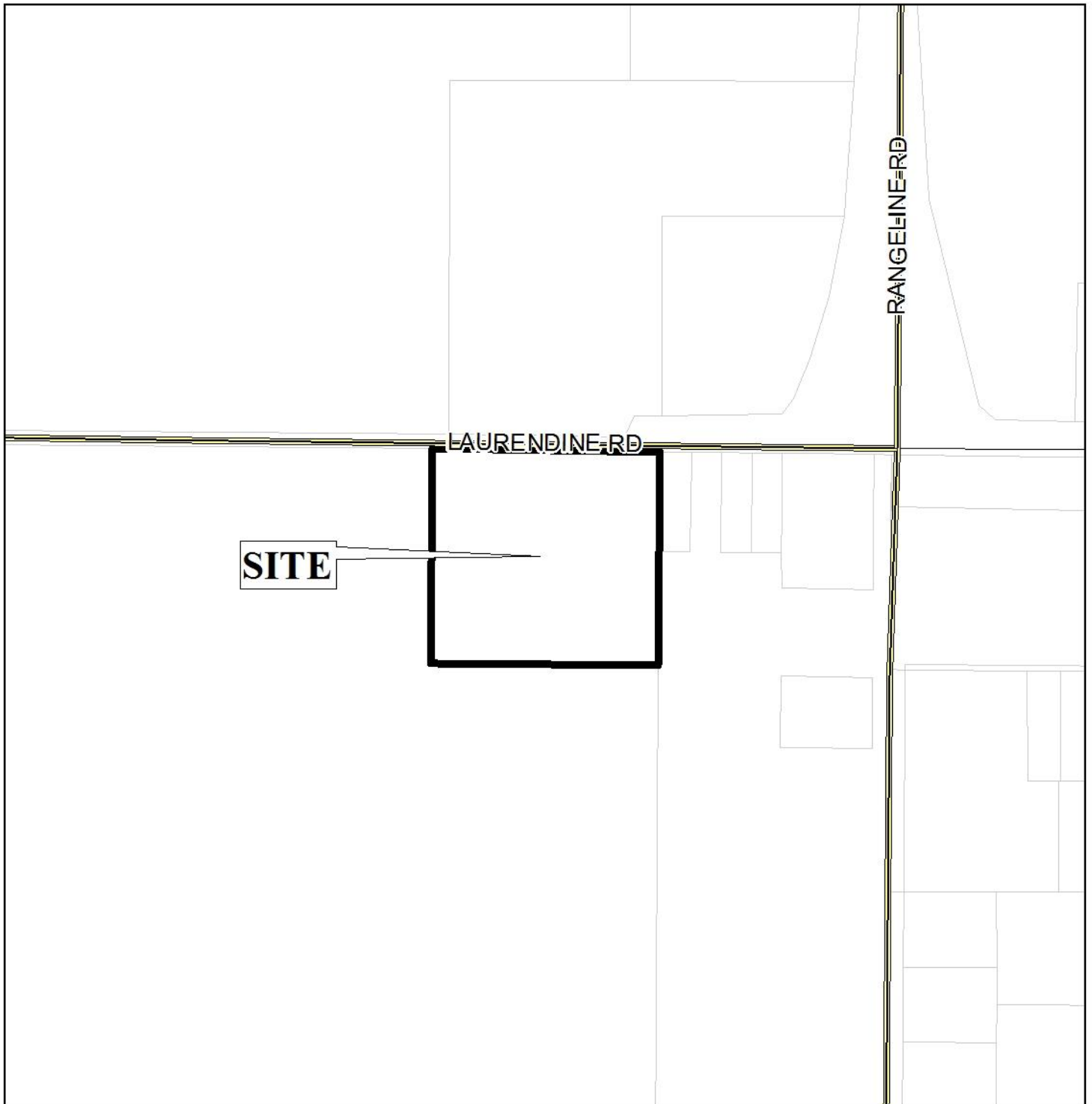
APPLICATION NUMBER 5 DATE April 20, 2017

APPLICANT The Back Forty Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



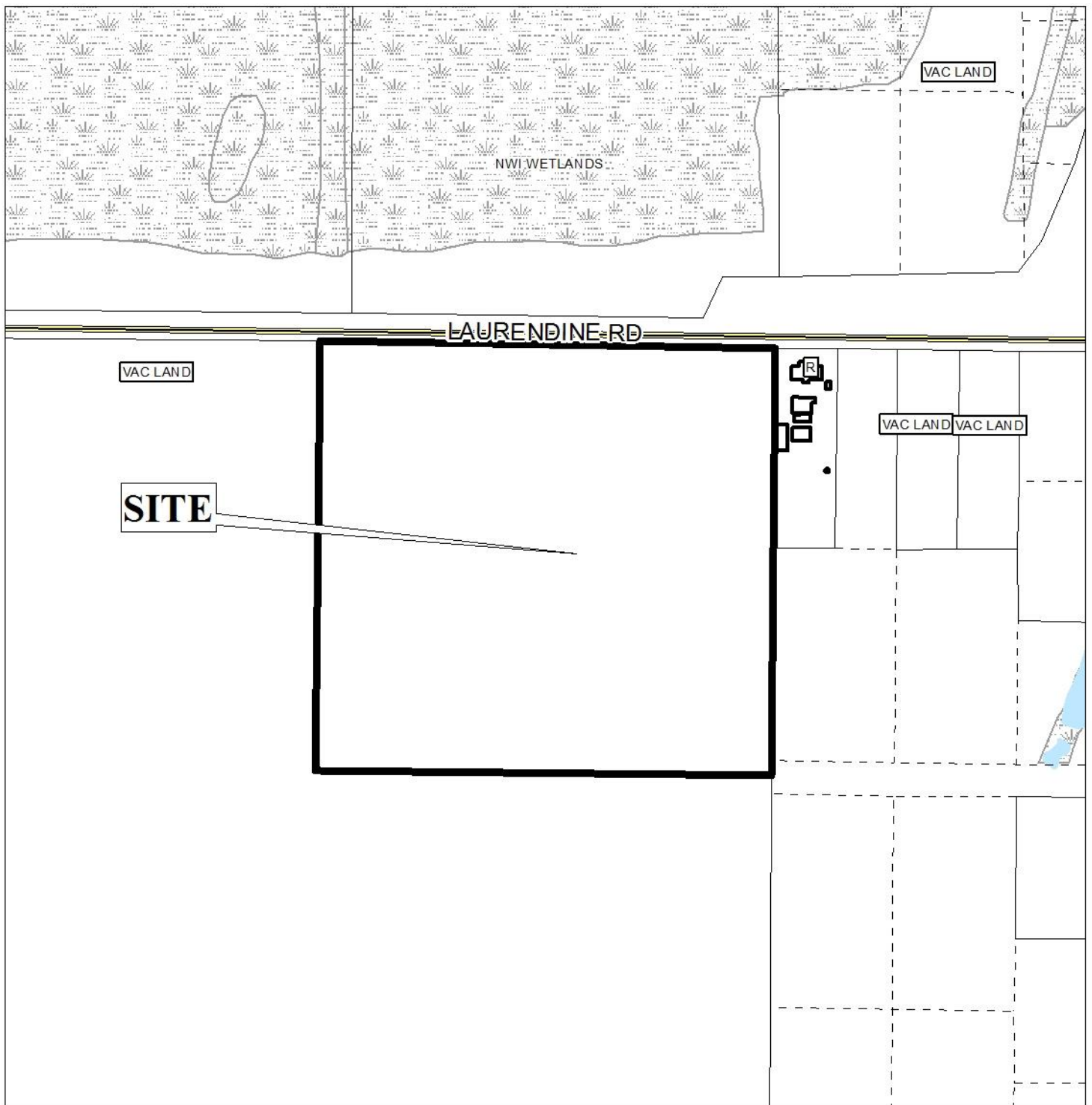
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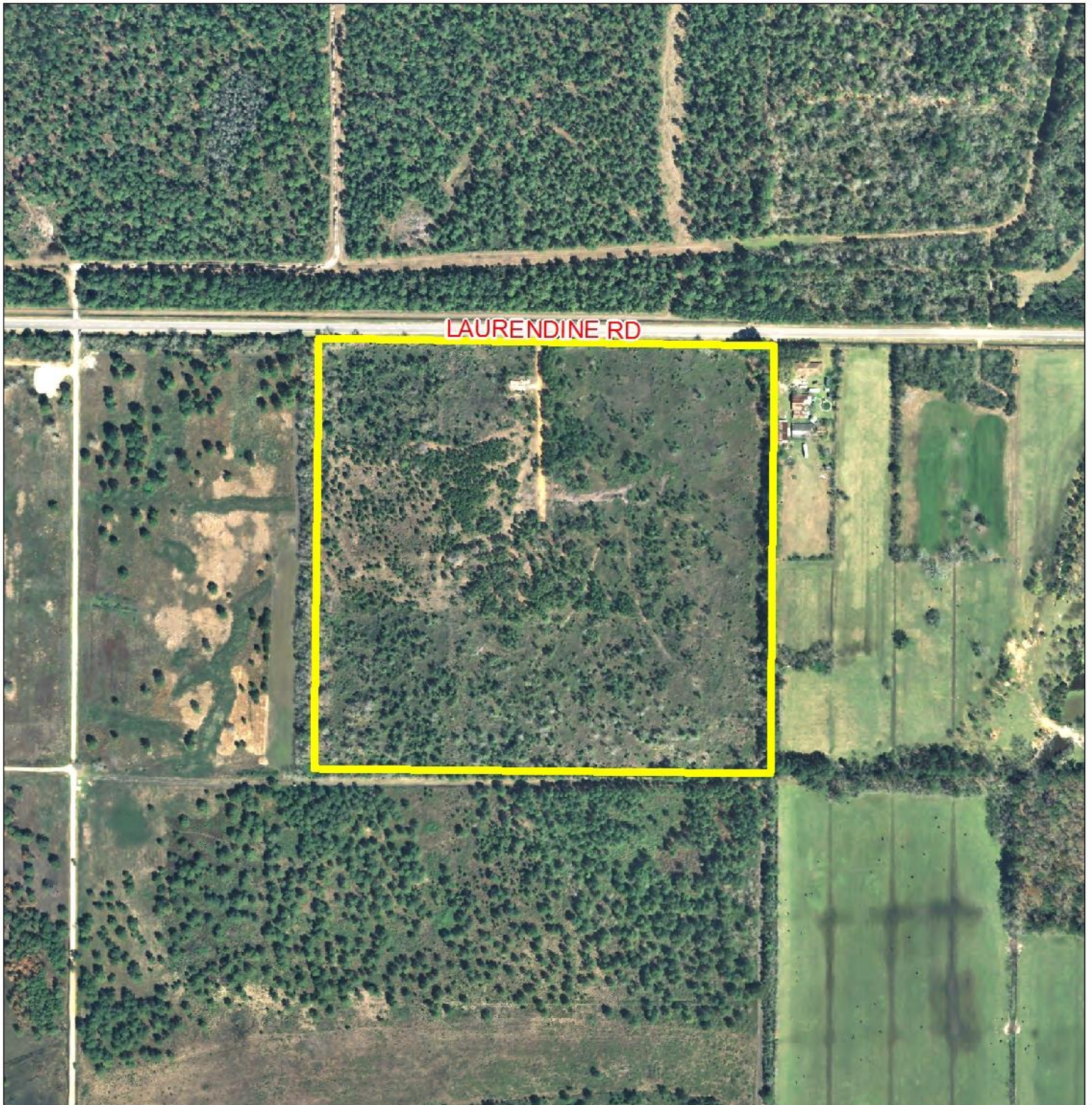


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



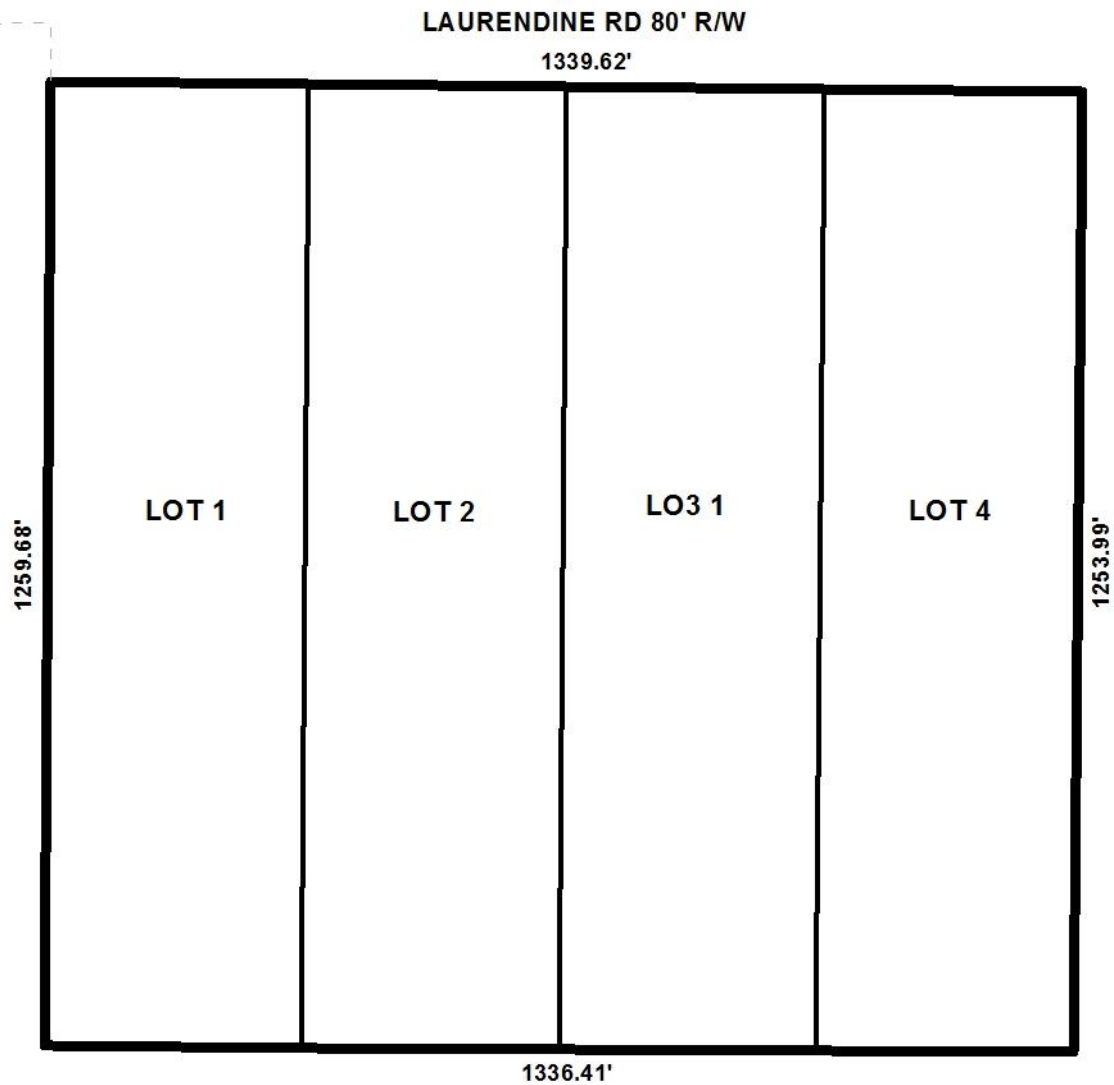
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DETAIL SITE PLAN



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