

THE TWENTY 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).

MAWWS Comments: MAWSS has **No** water or sewer services available.

The preliminary plat illustrates the proposed 6-lot, 24.5± acre subdivision, which is located at the northern terminus of Ryan Road. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by city water and individual septic systems.

The intent of this application is to create 6 legal lots of record, on an existing private road, from 2 metes-and-bounds parcels. It should be pointed out that the applicant proposes a family subdivision; however, Section VIII.D. of the Subdivision Regulations defines a family division to consist of five (5) or fewer lots. As such, a waiver of this section would be required for approval.

In accordance with the Subdivision Regulations, all proposed lots exceed the minimum lot size requirements and the 25' minimum building setback line is depicted on the preliminary plat. The lot size information and setbacks should be retained on the Final Plat, if approved.

The proposed subdivision abuts the northern terminus of Ryan Road; however, the applicant proposes access for all 6 lots via a common driveway within a 60' wide ingress/egress and utility easement. Although no dedication is necessary, full compliance with Section VIII.E.2. of the Subdivision Regulations should be required. More specifically, this section addresses the provision of adequate stormwater drainage facilities to prevent excessive runoff, road design and easements, legal documentation, signage, letters and notes on the Final Plat. The private street should also be detailed and depicted on the Final Plat, if approved.

It should be pointed out that Section VIII.E.2. also grants the Planning Commission full authority to waive curb and gutter requirements in lieu of an engineered drainage plan and Section VIII.B. permits the Commission to modify the application of the regulations when their enforcement would result in difficulties and undue hardship.

As a means of access management, all proposed lots should be limited to 1 curb-cut each to the common driveway, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.

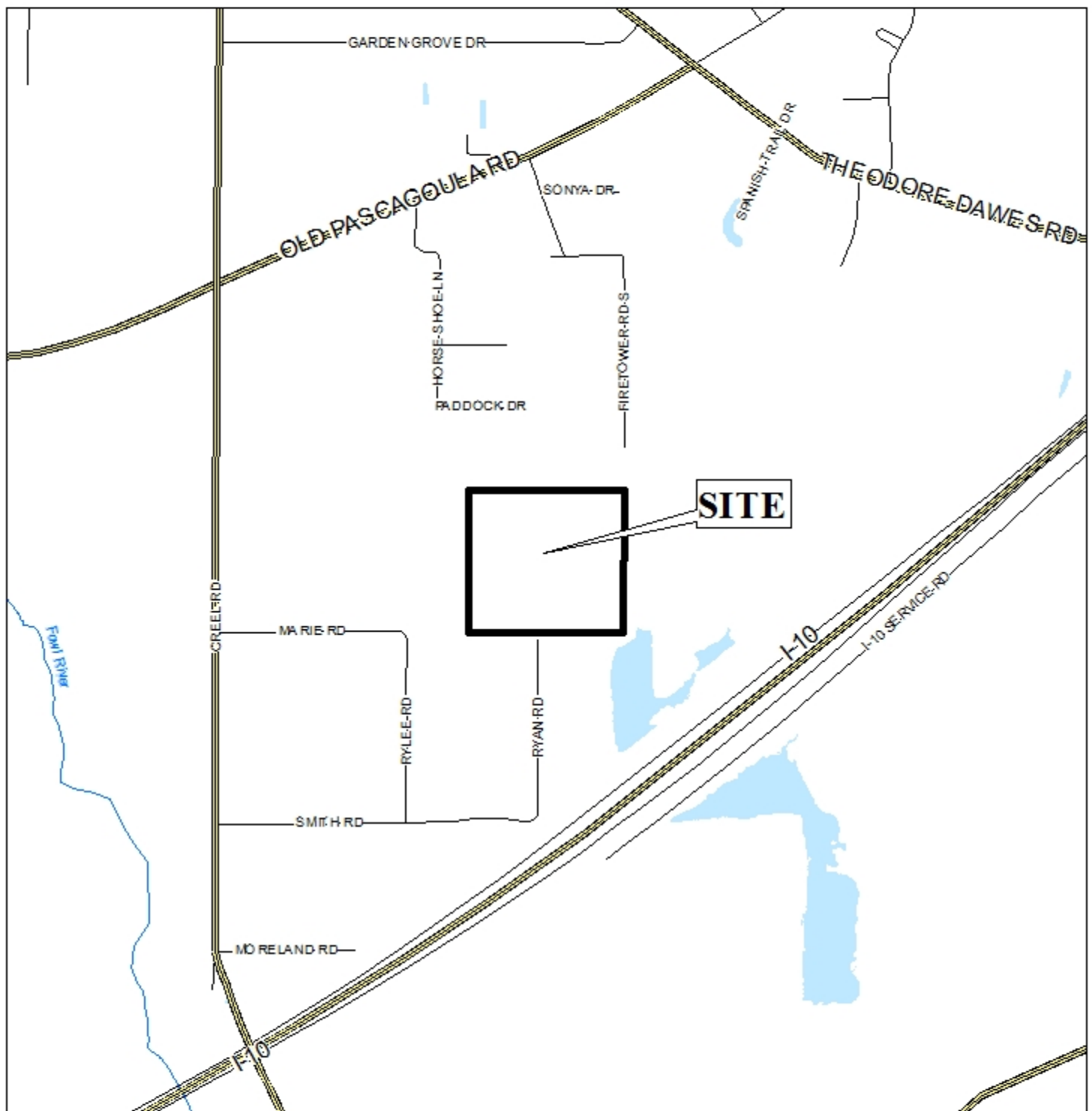
As mentioned above, there is a 60' wide ingress/egress and utility easement on the site. As such, a note should be placed on the Final Plat stating that no permanent structure(s) shall be placed or erected within any easement, if approved.

This site is located in the County, and 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 regarding these requirements should appear on the Final Plat if approved.

With a waiver of Section VIII.D. of the Subdivision Regulations, the application is recommended for tentative approval, subject to the following conditions:

- 1) Compliance with Section VIII.E.2. of the Subdivision Regulations, to include all specified design and construction standards, utility easements, notes on plats and other requirements in said section;
- 2) Retention of the lot size information and 25' minimum building setback on the Final Plat;
- 3) Placement of a note on the Final Plat stating that each lot is limited to 1 curb-cut each to the common driveway, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) Placement of a note on the Final Plat stating that no permanent structure(s) shall be placed on erected within any easement;
- 5) Placement of a note on the Final Plat stating (*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 (*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 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).*).

LOCATOR MAP



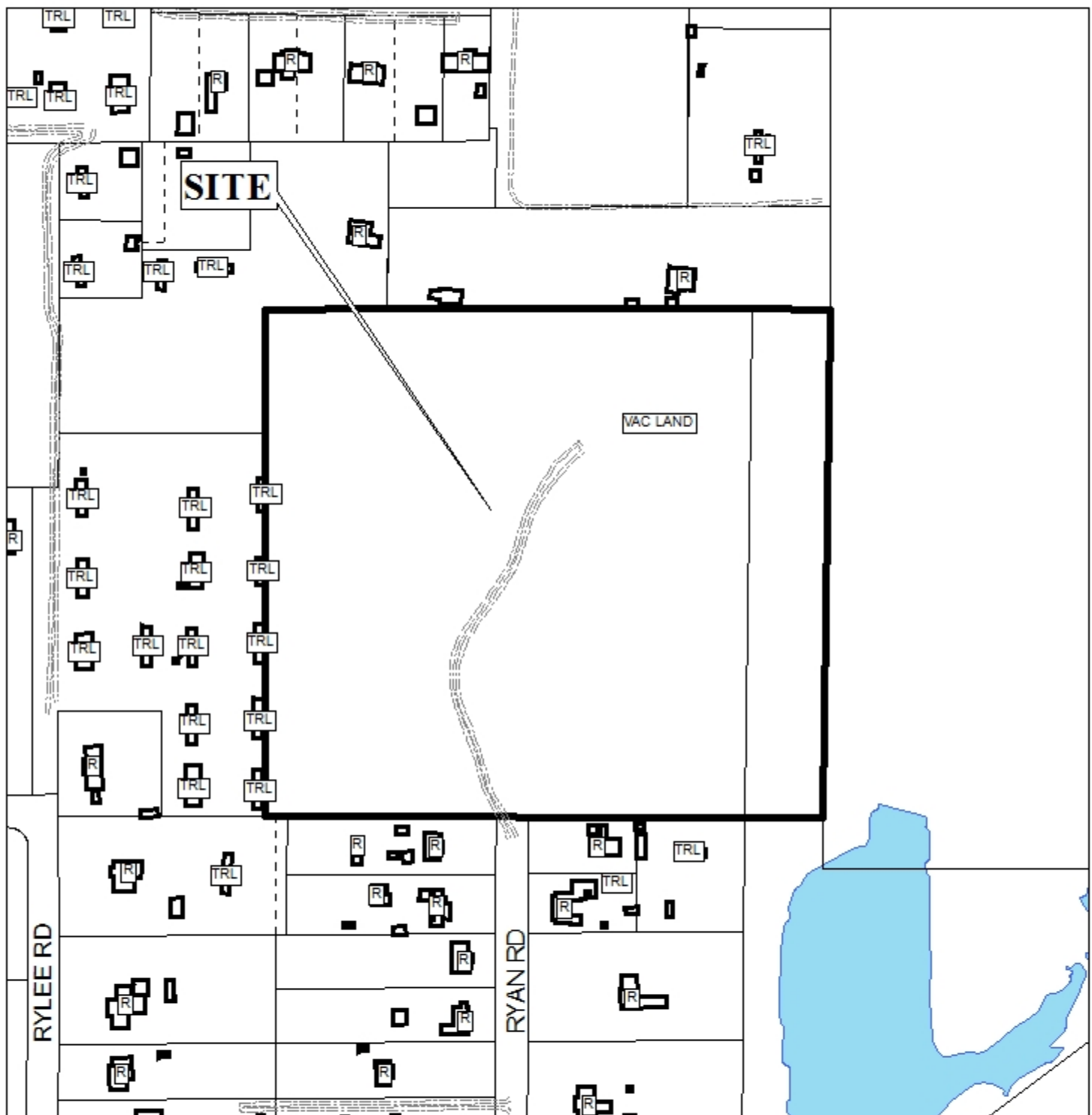
APPLICATION NUMBER 7 DATE October 15, 2015

APPLICANT The Twenty Subdivision

REQUEST Subdivision



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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



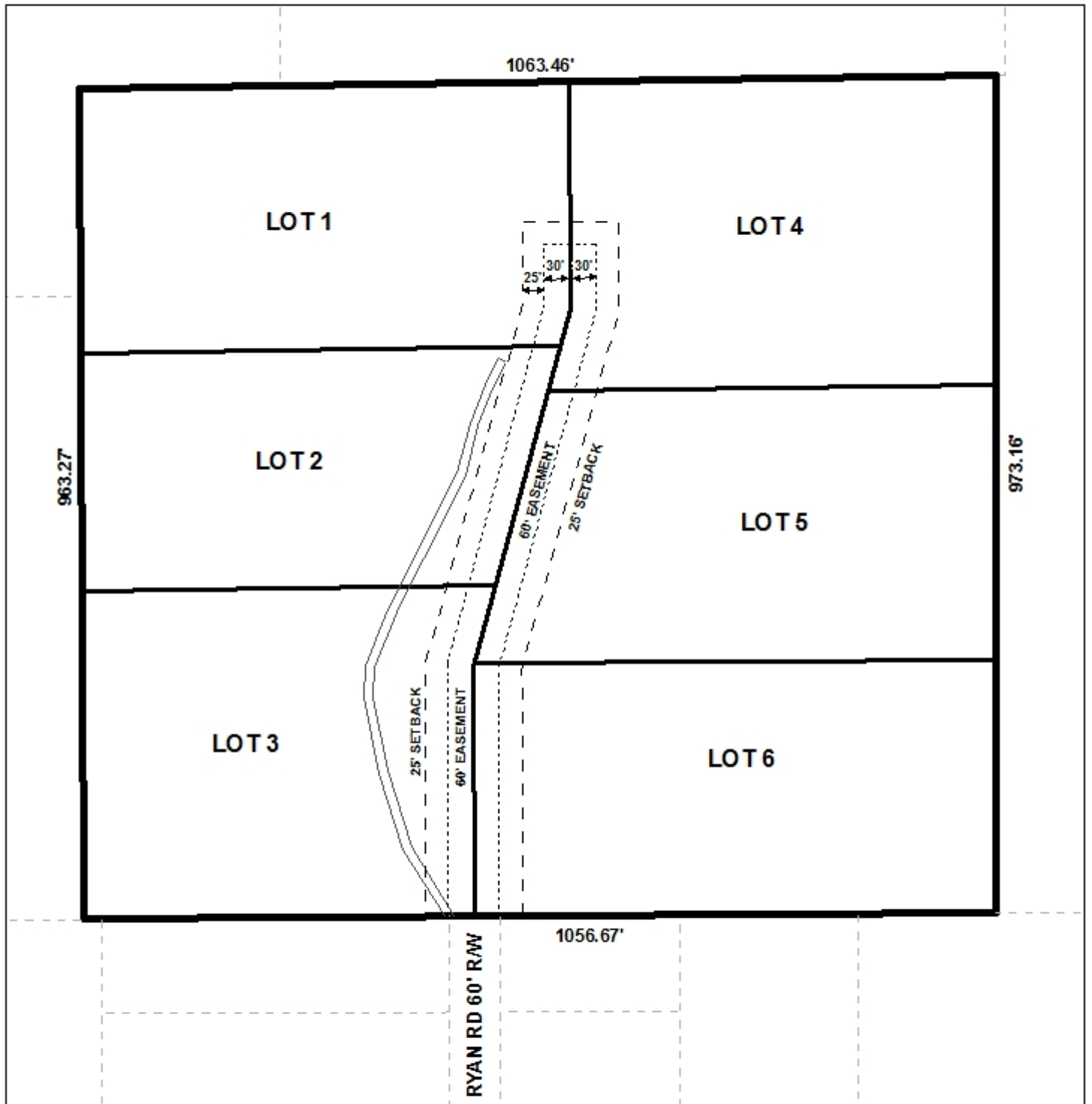
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DETAIL SITE PLAN



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REQUEST Subdivision

