



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 8, 2015

Clifton Equities, Inc
7200 Hutchison STE 100
Montreal Quebec, CA H3N 1

Re: North side of Grelot Road, 125'± East of Selby Phillips Drive
County
SUB2015-00042
Rosefield Subdivision
31 Lots / 9.3± Acres

Dear Applicant(s)/ Property Owner(s):

At its meeting on June 4, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) provision to the Planning Division of the required seven copies of the Final Plat of Woodberry Forest Additions Subdivision, Correction Plat, Resubdivision of Lot 1, prior to signing the Final Plat;
- 2) retention of the 25' minimum building setback line along all street frontages as shown on the preliminary plat;
- 3) revision of the plat to also indicate a 25' minimum building setback line along the Grelot Road frontage;
- 4) placement of a note on the Final Plat stating that all lots are limited to one curb cut, with the location, size and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating that Lots 1, 20, 21 and 31 are denied direct access to Grelot Road;
- 6) retention of the labeling of all lots with their size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 7) placement of a note on the Final Plat stating that all proposed streets must be constructed to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat;

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- 8) placement of a note on the Final Plat stating that the maintenance of the common areas is the responsibility of the property owners and not Mobile County;
- 9) placement of a note on the Final Plat stating that no permanent structures may be placed or constructed within any easement;
- 10) placement of a note on the Final Plat stating the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 11) 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; and
- 12) subject to the Fire-Rescue Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.


It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

Cc: Austin Engineering, Inc.