

BRIARGROVE SUBDIVISION, PHASE TWO

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 of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. Turnaround must be compliant with Appendix D of the International Fire Code.

MAWWS Comments: MAWSS has **NO** water and sewer services available. Water and sewer service could be made available with an approximately 1300 foot line extension.

The plat illustrates the proposed 31-lot, 10.0± acre subdivision, which is located on the North side of Jeff Hamilton Road, ½ mile± West of Repoll Road extending to the West termini of Arbordale Drive and Hedgegrow Drive North., and is located within the Planning Jurisdiction. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create 31 legal lots of record from an existing metes and bounds parcel.

The original preliminary plat was approved in January 2008 and extended at the February 19, 2009 Commission meeting (illustrating the 84.4± Acre, 271-Lot five-phase subdivision). However, only Phase One has been completed (roads constructed and Final Plat recorded). Since no extensions have been submitted, the remaining phases have expired. This application is simply a resubmittal of the previously illustrated Phase Two, slightly increasing the square footage of the lots; thereby reducing the previously approved lots from 38 to 31, with the remainder of the parcel as "Future Development Area" which is to be developed as the economy improves.

The site fronts Jeff Hamilton Road, a planned major street having an existing right-of-way of 80-feet. The Major Street Plan, a component of the Comprehensive Plan requires a minimum 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Jeff Hamilton Road would be required.

The 31 lots will exceed the 7,200 square feet required by Section V.D.3. of the Subdivision Regulations.

The site is located within an area along Jeff Hamilton Creek which may be considered to be wetlands. The potential presence of wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

The application proposes new streets, which must be constructed and to Mobile County Engineering standards and dedicated to Mobile County prior to signing the Final Plat. Due to the location of Lots 28-31, they should be denied direct access to Jeff Hamilton Road. Further, as lots 1, 12, 16 and 27 are corner lots; therefore, a note should be placed on the Final Plat limiting each lot to one curb cut each, with the size, design and location to be approved by County Engineering.

The proposed 31-lot subdivision will have two connections to Briargrove, Phase One, and provide two street stubs to the undeveloped "Future Development" to the West.

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.

The site may contain federally listed endangered or threatened species, such as the gopher tortoise, or protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected flora and fauna.

This site is located in Mobile County, thus a note should be placed 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.7. of the Subdivision Regulations.

Detention/retention and common areas are depicted on the preliminary plat; therefore, a note should be placed on the Final Plat stating maintenance of these areas will be the responsibility of the property owners.

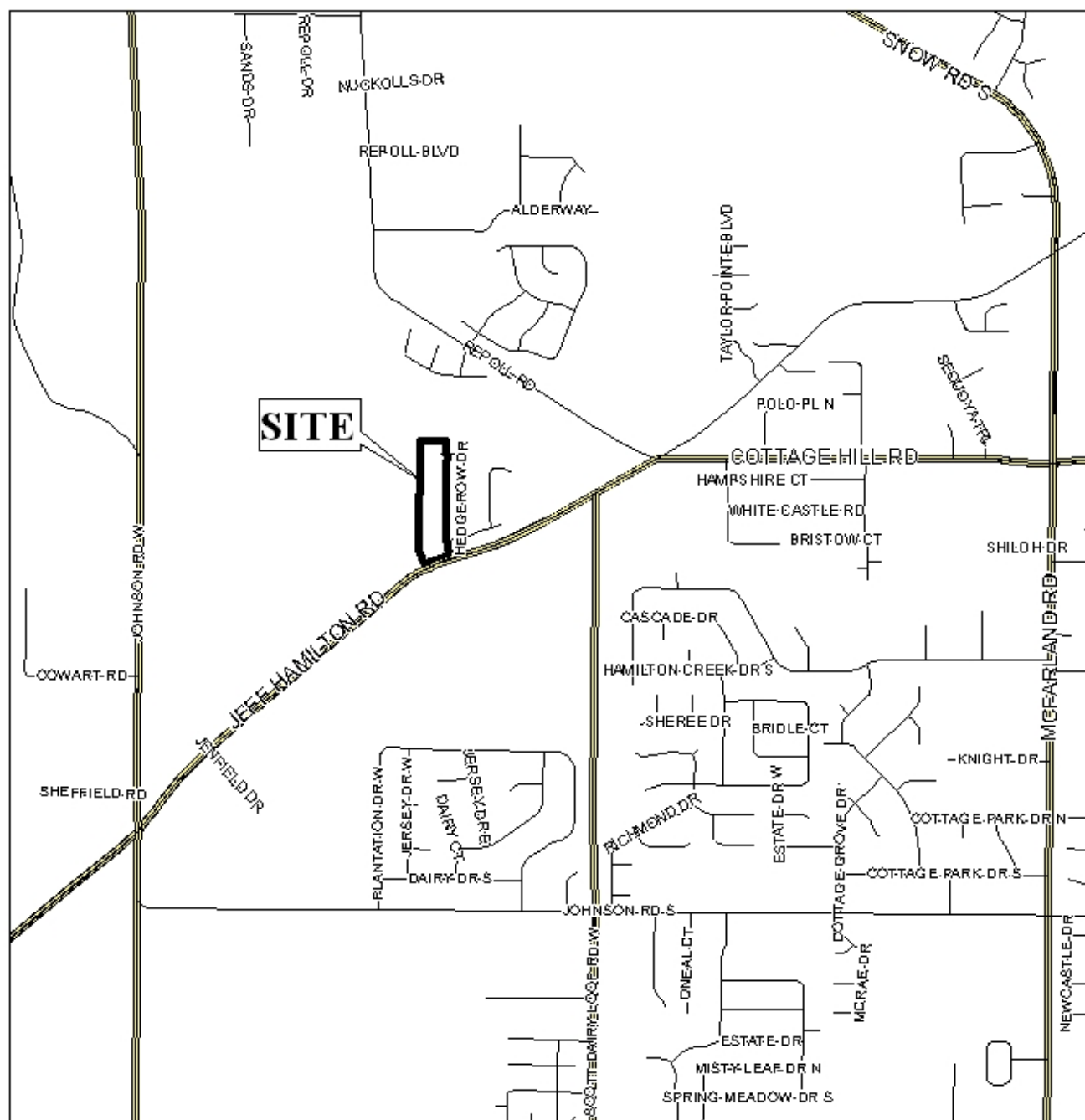
The preliminary plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 50-feet from the centerline of Jeff Hamilton Road;
- 2) the approval of all applicable federal, state and local agencies for wetlands prior to the issuance of any permits or land disturbance activities;
- 3) certification via placement of a note on the Final Plat stating that the property owner/developer will comply with all local, state and federal regulations regarding endangered, threatened or otherwise protected flora and fauna;
- 4) the placement of a note on the Final Plat stating that 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 a letter 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 signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;

- 5) the placement of a note on the Final Plat stating that Lots 28-31, be denied direct access to Jeff Hamilton Road and allowed one curb cut to the new street, with the size, design and location to be approved by Mobile County Engineering Department;
- 6) the placement of a note on the Final Plat stating that Lots 1, 12, 16 and 27 are limited to one curb cut each, with the size, design and location to be approved by County Engineering;
- 7) retention of the labeling of the lots with its size in square feet, or placement of a table on the plat with the same information;
- 8) the 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.7 of the Subdivision Regulations; and
- 9) placement of a note on the plat stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners.

LOCATOR MAP



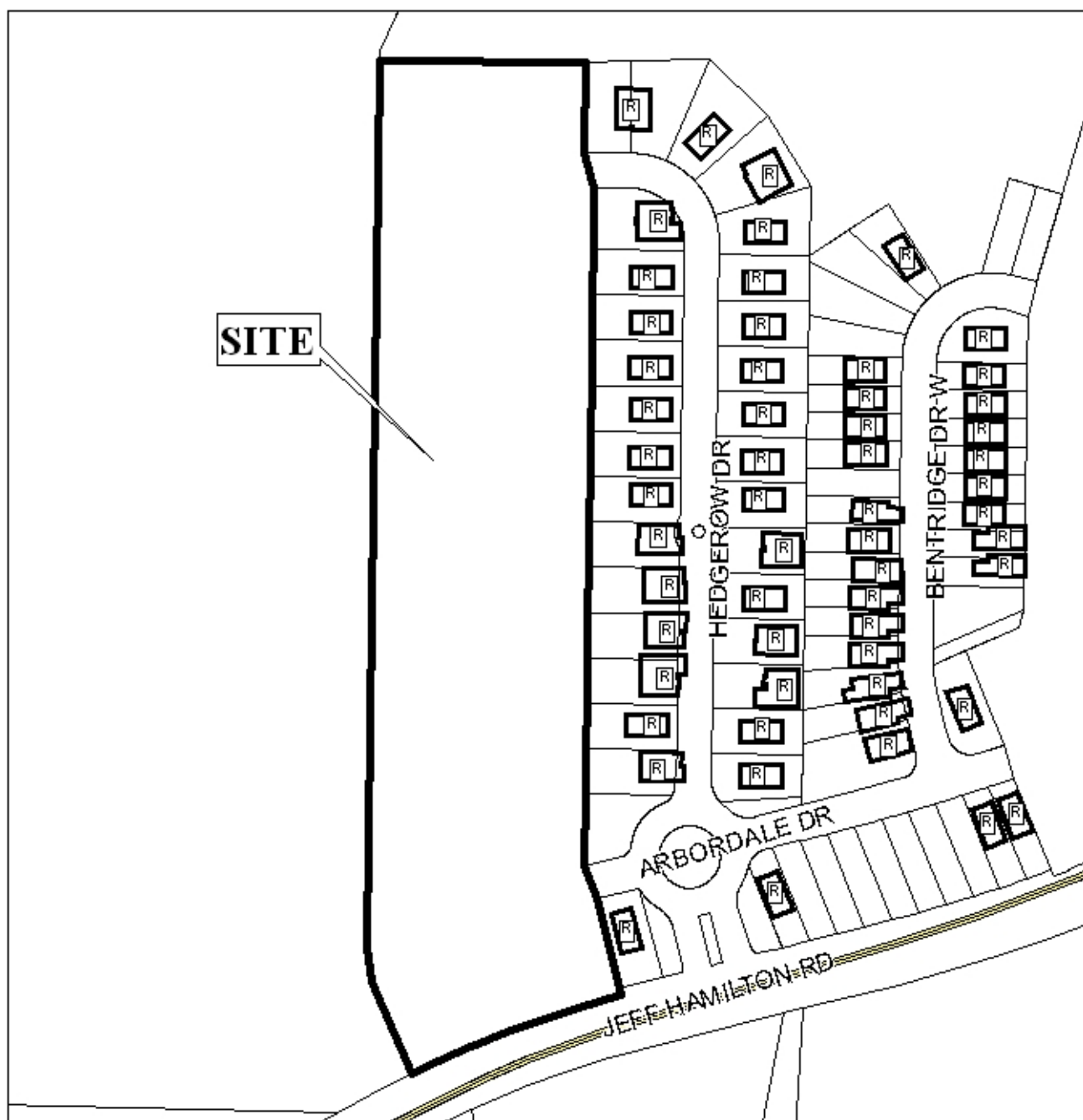
APPLICATION NUMBER 5 DATE June 7, 2012

APPLICANT Briargrove Subdivision, Phase Two

REQUEST Subdivision



BRIARGROVE SUBDIVISION, PHASE TWO



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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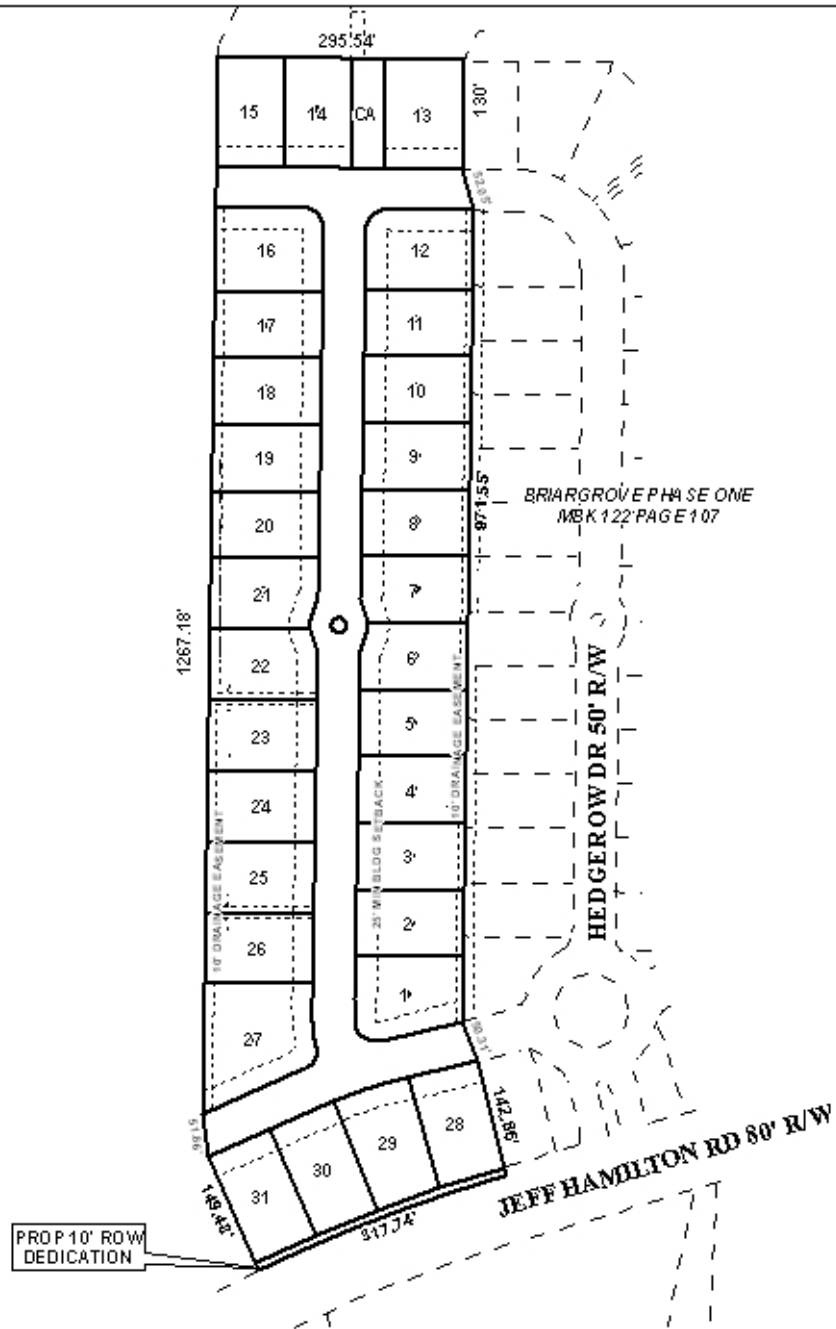
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DETAIL SITE PLAN



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REQUEST Subdivision



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