

ROSEFIELD 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.

Mobile Area Water and Sewer Systems Comments: No comments.

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.

The plat illustrates the proposed 9.3± acre, 31-lot subdivision, which is located on the North side of Grelot Road, 125'± East of Selby Phillips Drive, within the Planning Jurisdiction. The applicant states that the site is served by public water and sewer services.

The purpose of this application is to create 31 legal lots of record from one lot of an associated Subdivision application. The site has been the subject of several previous subdivision applications, the most recent being Woodberry Forest Additions Subdivision, approved as two lots by the Commission in August, 2011. The plat for that Subdivision was re-signed with a minor change to its Lot 1 and recorded as a Correction Plat. The mentioned associated application is Woodberry Forest Subdivision, Correction Plat, Resubdivision of Lot 1. If that Subdivision is approved and recorded, this application will re-subdivide Lot A of that Subdivision into 31 lots. Another associated Subdivision application to be heard in conjunction with this one is Chesapeake Subdivision, Unit 2, which would be dependent upon the approval of this one in order to incorporate a small parcel separated off the West side. Therefore, if this application is approved, a condition of approval must be the recording of Woodberry Forest Subdivision, Correction Plat, Resubdivision of Lot 1, prior to signing the Final Plat.

The site fronts Grelot Road, a proposed Major Street, with a compliant right-of-way width via County acquisitions. Therefore, no further dedications would be required. The 25' minimum building setback line along all street frontages, except Grelot Road, is shown on the plat and should be retained on the Final Plat. The plat should also be revised to illustrate the 25' minimum building setback line along the Grelot Road frontage.

As a means of access management, a note should be required 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. A note should also be required on the Final Plat stating that Lots 1, 20, 21 and 31 are denied direct access to Grelot Road.

All lots meet the minimum size requirements of the Subdivision Regulations. As on the preliminary plat, all lots should be labeled on the Final Plat with their sizes in both square feet and acres, or a table should be furnished on the Final Plat providing the same information

New road construction is proposed within the Subdivision. Therefore, 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.

The preliminary plat illustrates two common areas. As on the preliminary plat, a note should be placed on the Final Plat stating that the maintenance of the common areas is the responsibility of the property owners and not Mobile County. The plat also indicates numerous drainage, utility, fence and landscape easements running within the Subdivision boundaries. A note should be required on the Final Plat stating that no permanent structures may be placed or constructed within any easement.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat, if approved, 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 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.

This site is located in the County, thus 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.

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

- 1) provision to the Planning Division of the required seven copies of the Final Plat of Woodberry 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;
- 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.).*

Revised for the June 4th meeting:

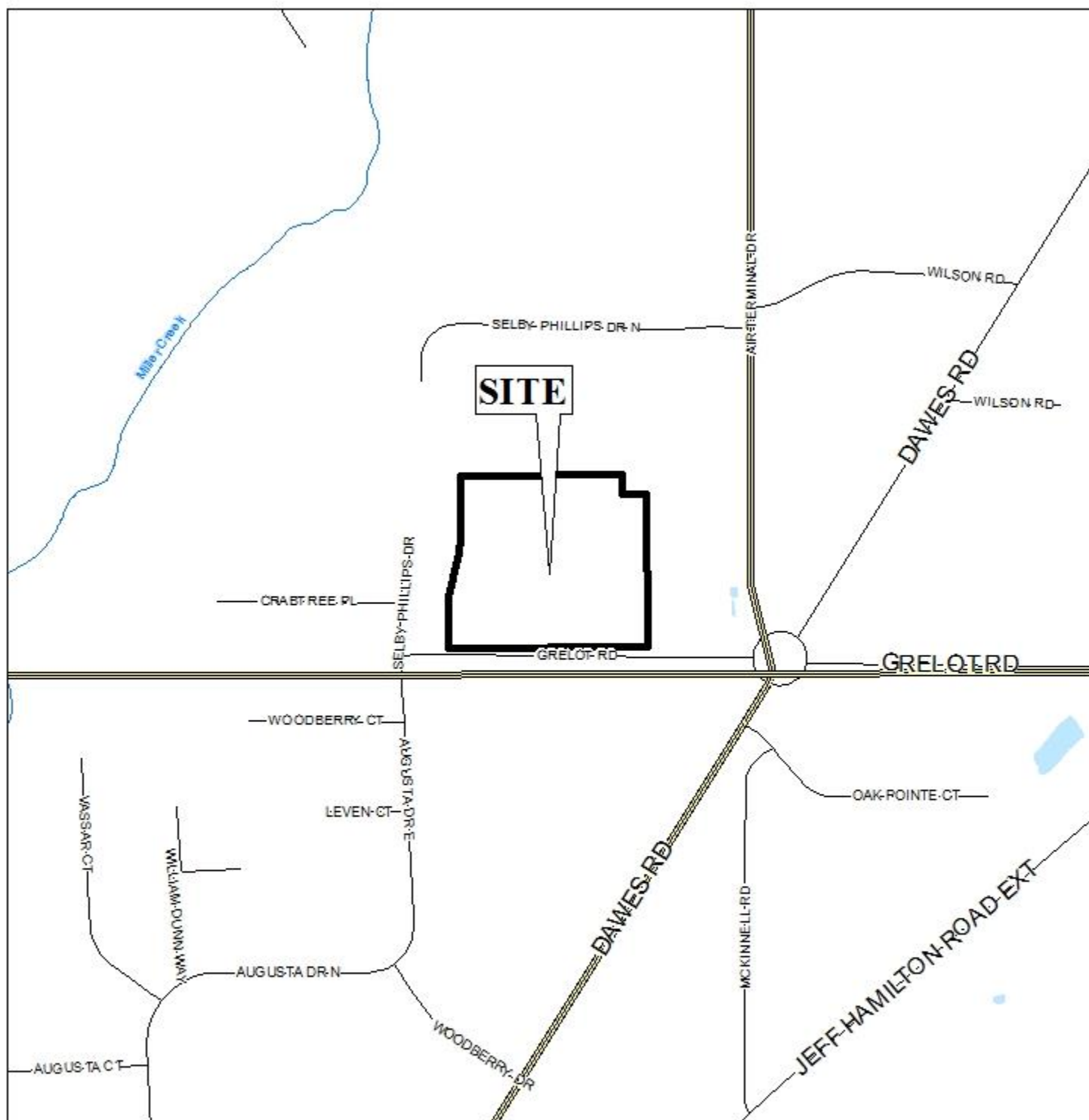
This application was heldover from the May 21st meeting to be heard with Woodberry Forest Additions Subdivision, Resubdivision of Lot 1, Correction Plat. A minor revision was made to that proposed subdivision plat which would allow the approval of this proposed subdivision, specifically creating a third legal lot from a projection off the West side which is not included in this subdivision.

The proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval 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;*
- 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.).*

LOCATOR MAP



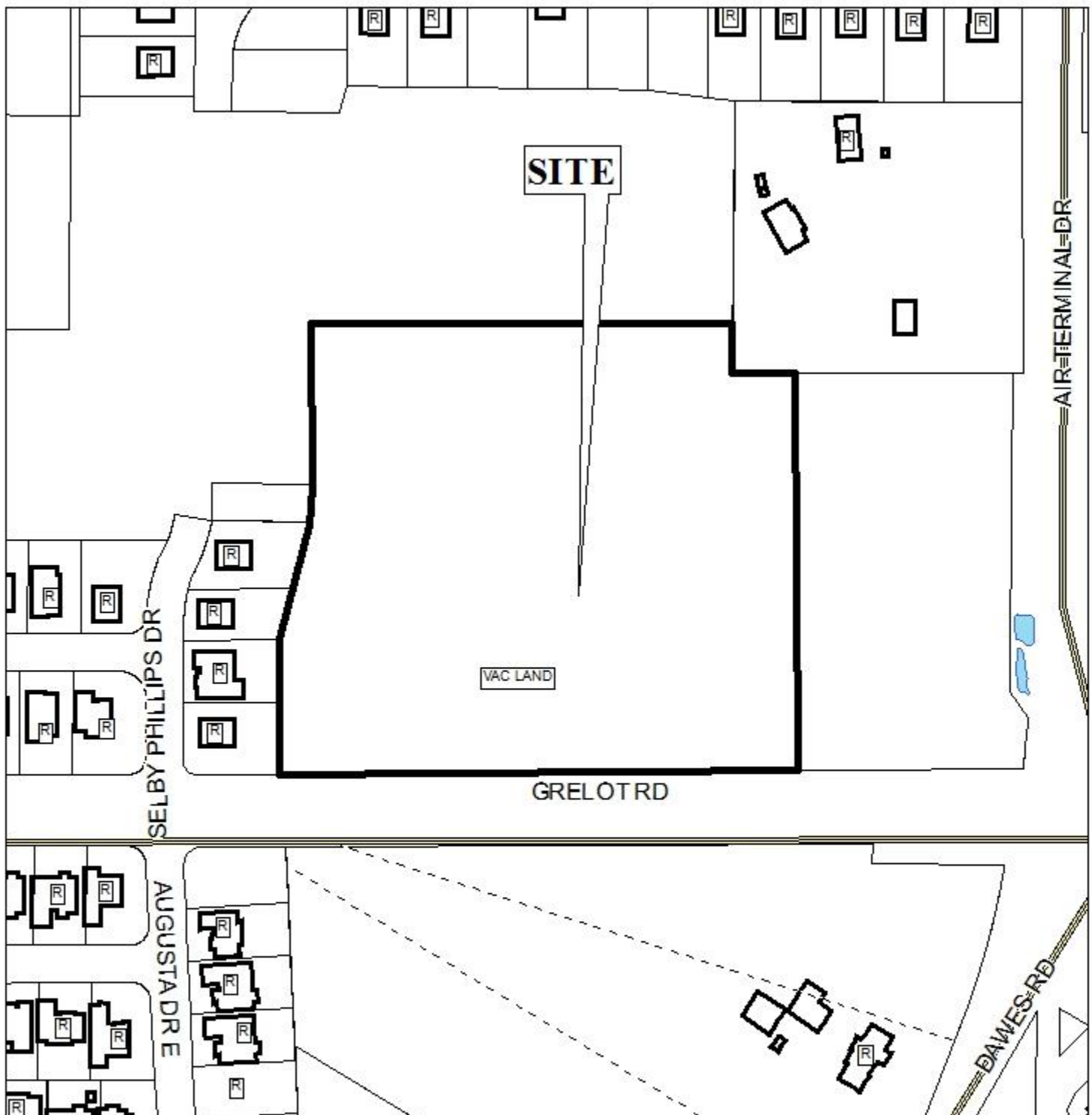
APPLICATION NUMBER 6 DATE June 4, 2015

APPLICANT Rosefield Subdivision

REQUEST Subdivision



ROSEFIELD SUBDIVISION



APPLICATION NUMBER 6 DATE June 4, 2015

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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 |

N
NTS

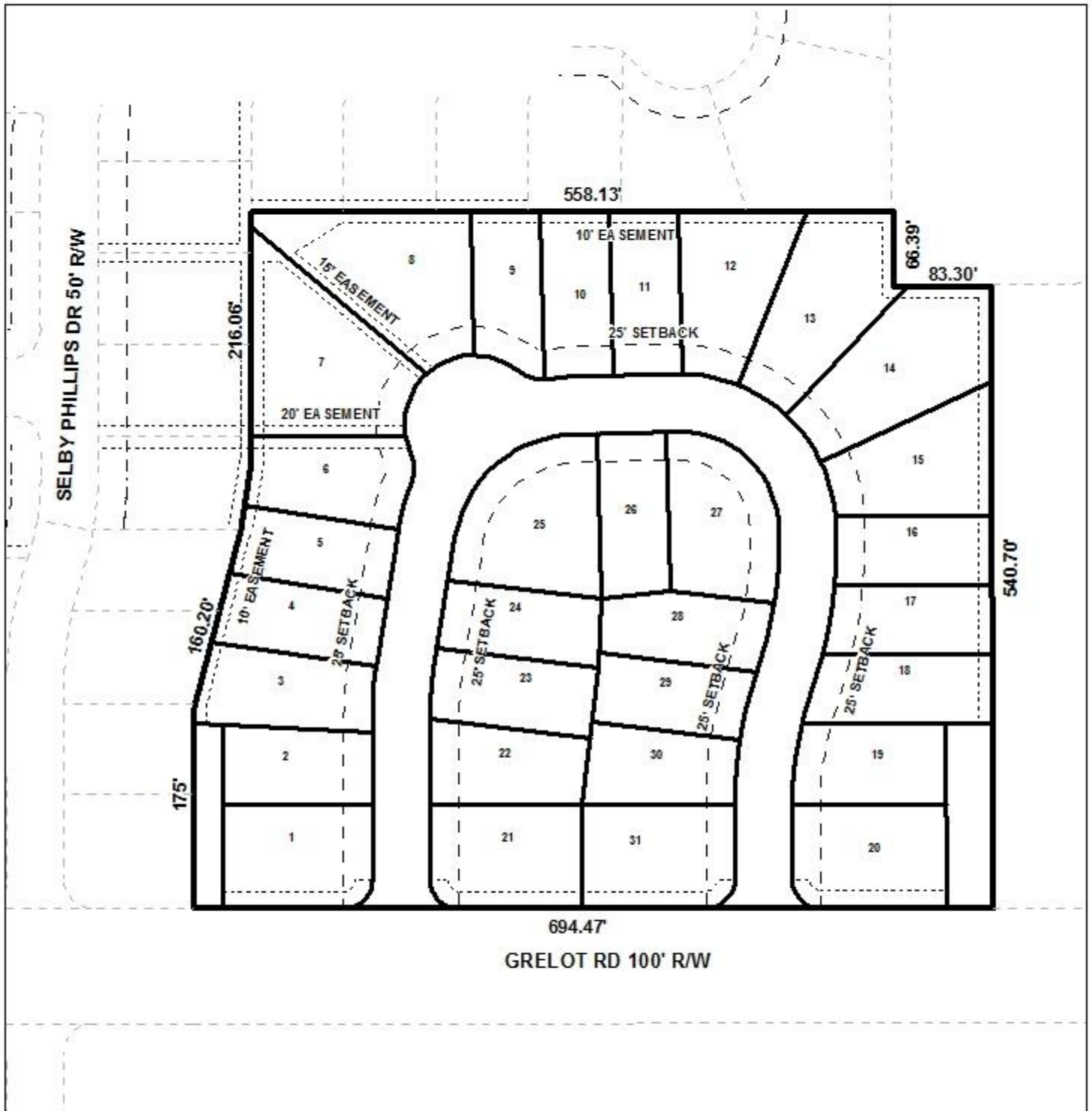
ROSEFIELD SUBDIVISION



APPLICATION NUMBER 6 DATE June 4, 2015



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE June 4, 2015

APPLICANT Rosefield Subdivision

REQUEST Subdivision

