

WOODBERRY FOREST ADDITIONS 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: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

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.

The plat illustrates the proposed 45.0± acre, 2-lot subdivision, which is located at the Northwest corner of Air Terminal Drive and Grelot Road, 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 two legal lots of record from four existing metes-and-bounds parcels. The site has been the subject of several previous subdivision applications. It was originally approved as Springfield Subdivision with 109 lots in March, 2005; however only 23 lots were recorded in 2006 as Woodberry Forest Subdivision, Unit Three. Woodberry Forest Additions Subdivision was approved in March, 2008, as a 78-lot subdivision, but never recorded, and again approved in October, 2010, as a 92-lot subdivision, but again never recorded. The current application seeks approval as two large lots; one with 31.4± acres for future residential development and one with 13.6± acres for future commercial development.

The boundary lines for the proposed subdivision are essentially the same as for the 2010 approval, except that required dedications along Air Terminal Drive and Grelot Road have been satisfied via County acquisitions. Therefore, no further dedications would be required. The 25' minimum building setback line along all street frontages is shown on the plat. Although no development is proposed at this time, a note should be required on the Final Plat stating that the location, size, and design of all curb cuts are to be approved by County Engineering, and conform to AASHTO standards. As on the preliminary plat, the lots should be labeled on the Final Plat with their sizes in acres, or a table should be furnished providing the same information.

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.

It should be noted that the Southwest portion of proposed Lot 2 is located within NWI wetlands associated with Miller Creek and in the X-shaded, and AE flood zone, as shown on FEMA Flood Insurance Rate Maps. The presence of wetlands and floodplains would indicate that the area may be environmentally sensitive; therefore, if this application is approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

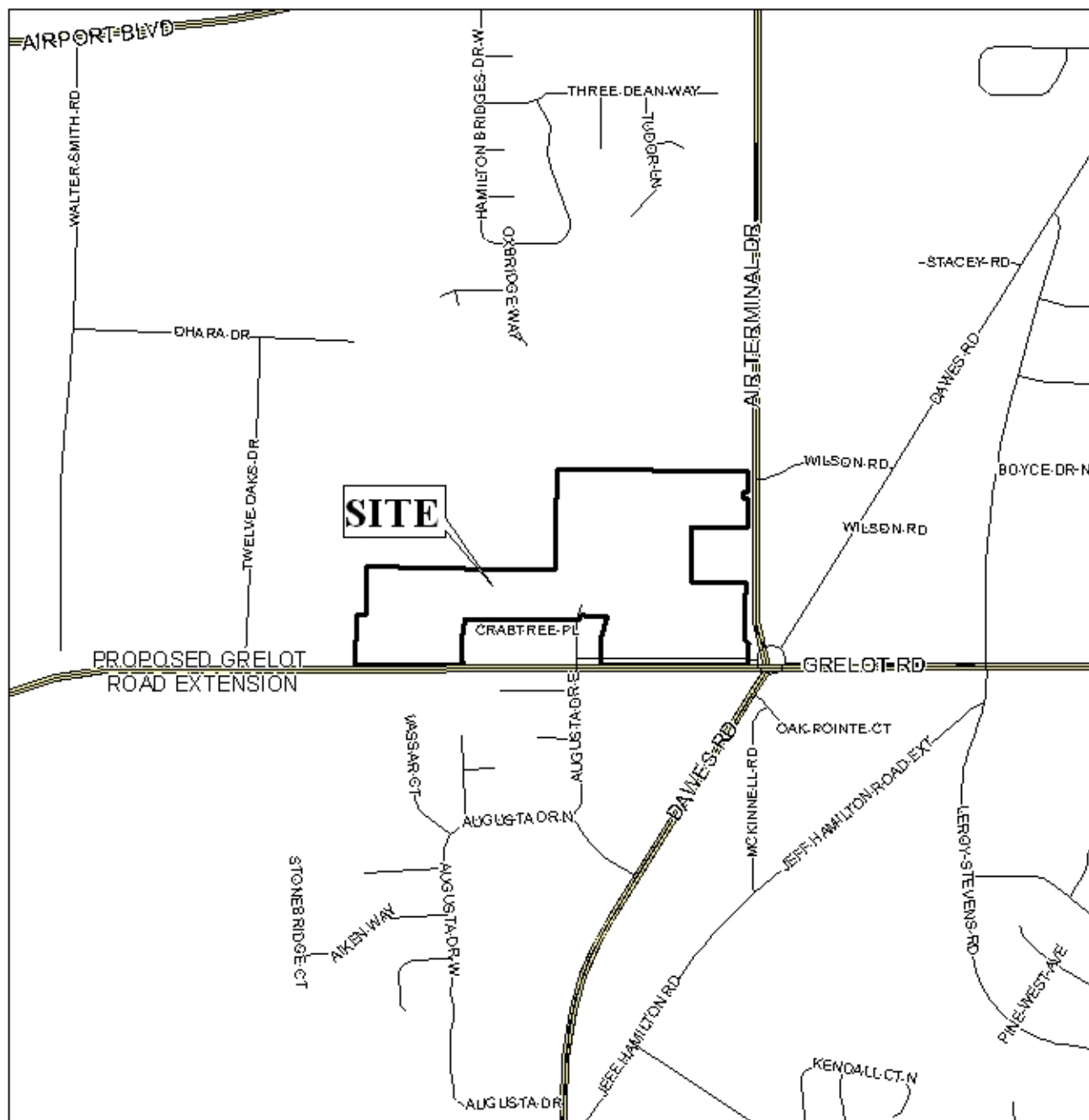
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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) depiction of the 25' minimum building setback line along all street frontages as shown on the preliminary plat;
- 2) placement of a note on the Final Plat stating that the location, size and design of all curb cuts are to be approved by County Engineering and conform to AASHTO standards;
- 3) labeling of each lot with its size in acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) 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;
- 5) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 7) 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.

LOCATOR MAP



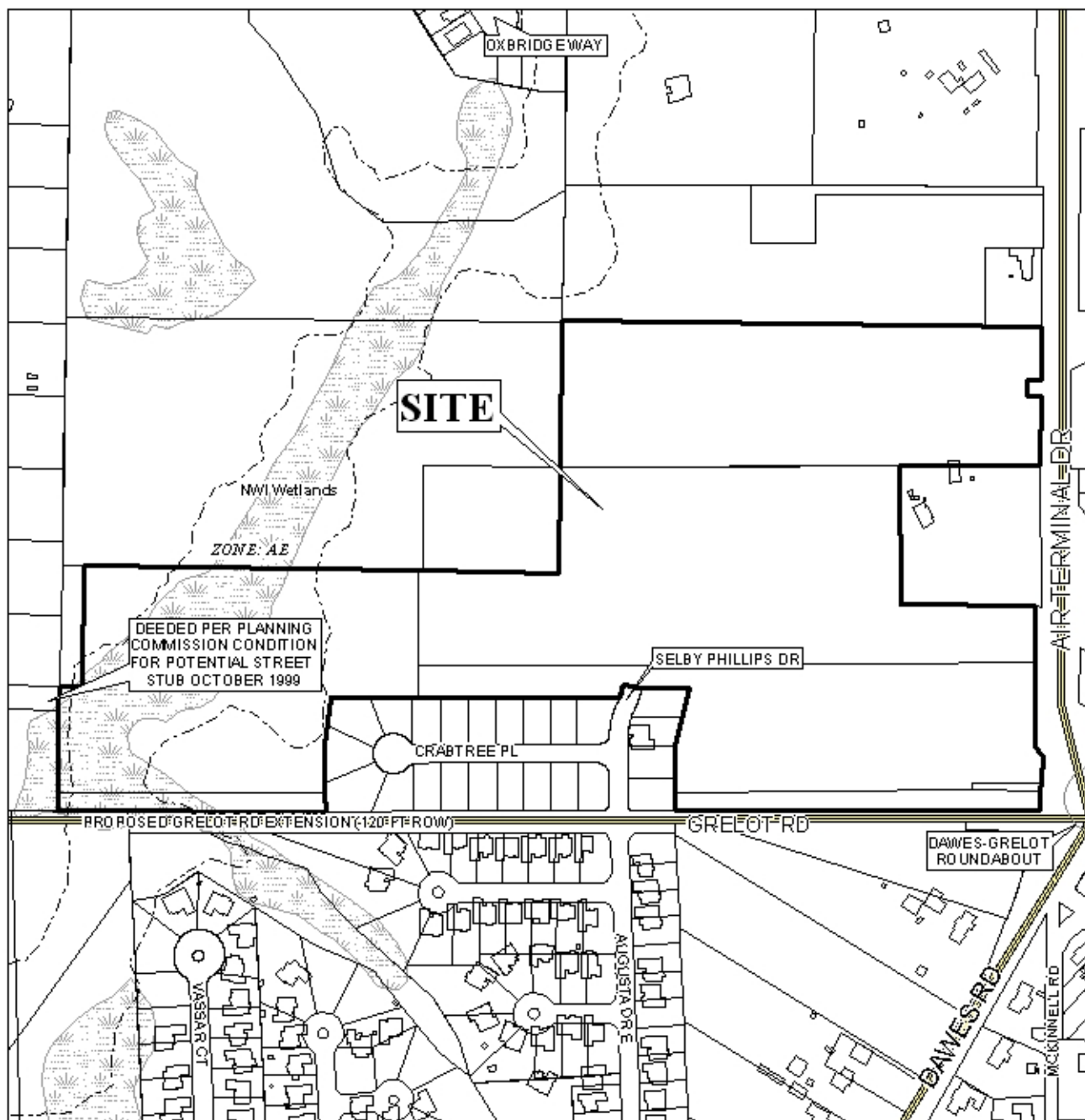
APPLICATION NUMBER 6 DATE August 4, 2011

APPLICANT Woodberry Forest Additions Subdivision

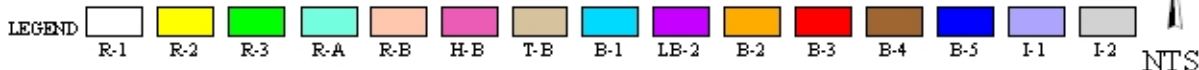
REQUEST Subdivision



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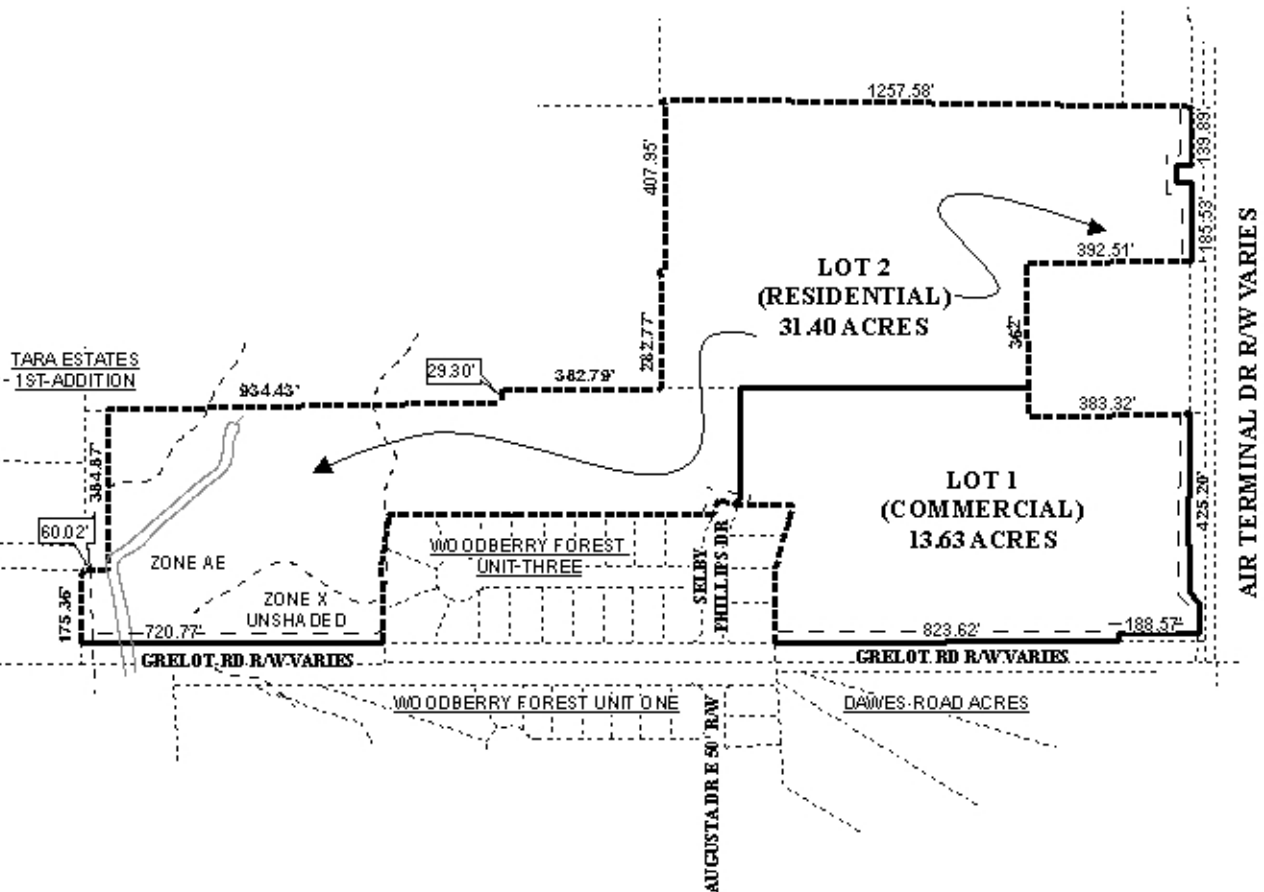
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DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE August 4, 2011
 APPLICANT Woodberry Forest Additions Subdivision
 REQUEST Subdivision

