

## **WOODBERRY FOREST ADDITIONS SUBDIVISION, CORRECTION PLAT, RESUBDIVISION OF LOT 1**

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:

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 13.0± 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 one existing legal lot of record. 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 applicant now proposes to subdivide that Lot 1 into two large lots of which the proposed Lot A will be the subject of Rosefield Subdivision, one of the other two associated Subdivisions submitted along with this application for the May 21, 2015 Planning Commission meeting.

It should be noted that the Planning Division has not received the required seven copies of the recorded plat of Woodberry Forest Subdivision, Correction Plat, and these should be submitted prior to the signing of the Final Plat for the currently proposed Subdivision, if approved.

The site fronts Grelot Road and Air Terminal Drive. Right-of-way widths for both are compliant 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 and should be retained on the Final Plat. 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 both square feet and acres, or a table should be furnished on the Final Plat 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

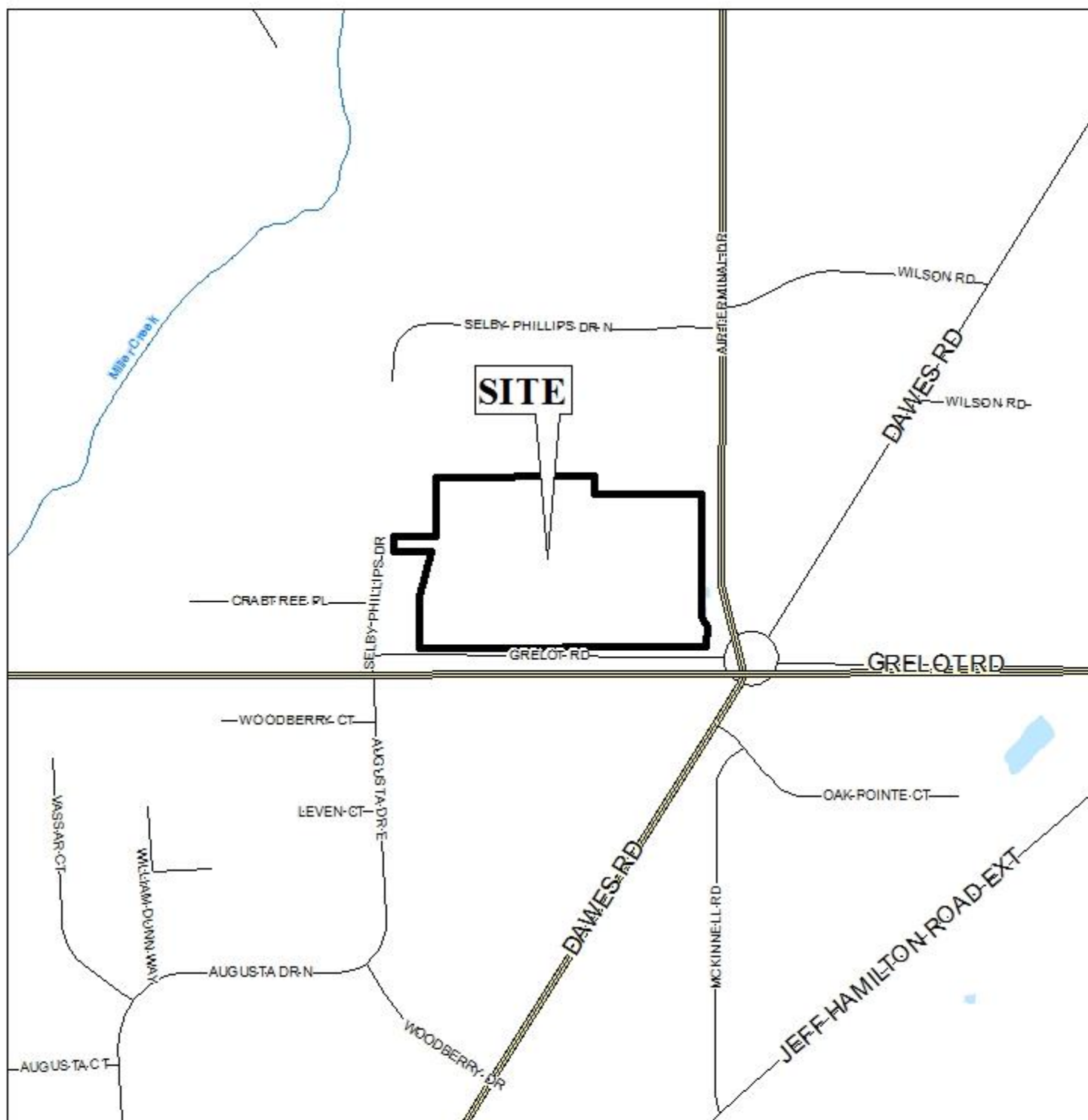
submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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, Corrected Plat, 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) 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;
- 4) retention of the labeling of each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) 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;
- 6) 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
- 7) 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.)*.

# LOCATOR MAP



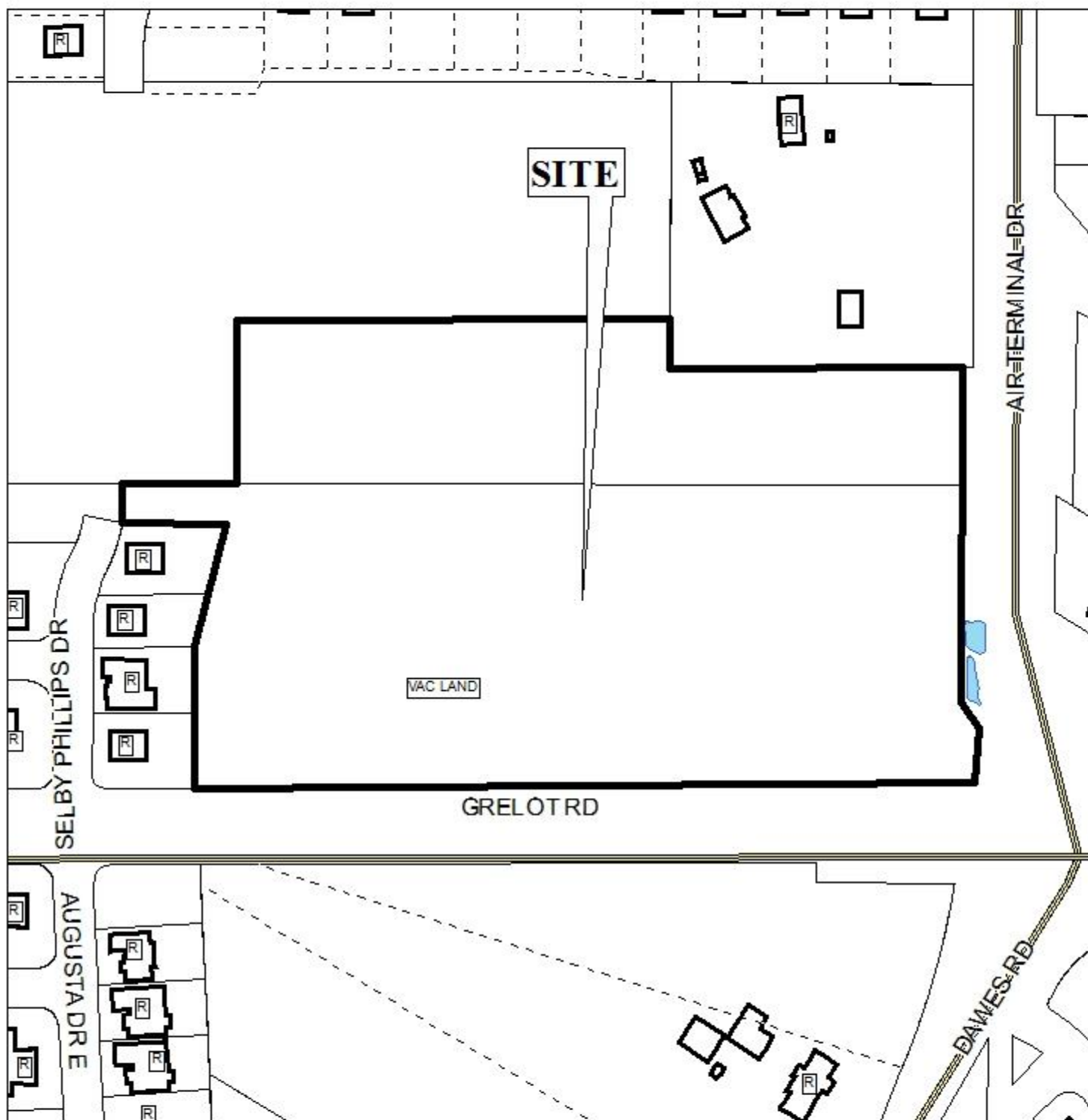
APPLICATION NUMBER 9 DATE May 21, 2015

APPLICANT Woodberry Forest Additions, Subdivision, Resubdivision of Lot 1, Correction Plat

REQUEST Subdivision



# WOODBERRY FOREST ADDITIONS, SUBDIVISION, RESUBDIVISION OF LOT 1, CORRECTION PLAT



APPLICATION NUMBER 9 DATE May 21, 2015

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





# WOODBERRY FOREST ADDITIONS, SUBDIVISION, RESUBDIVISION OF LOT 1, CORRECTION PLAT

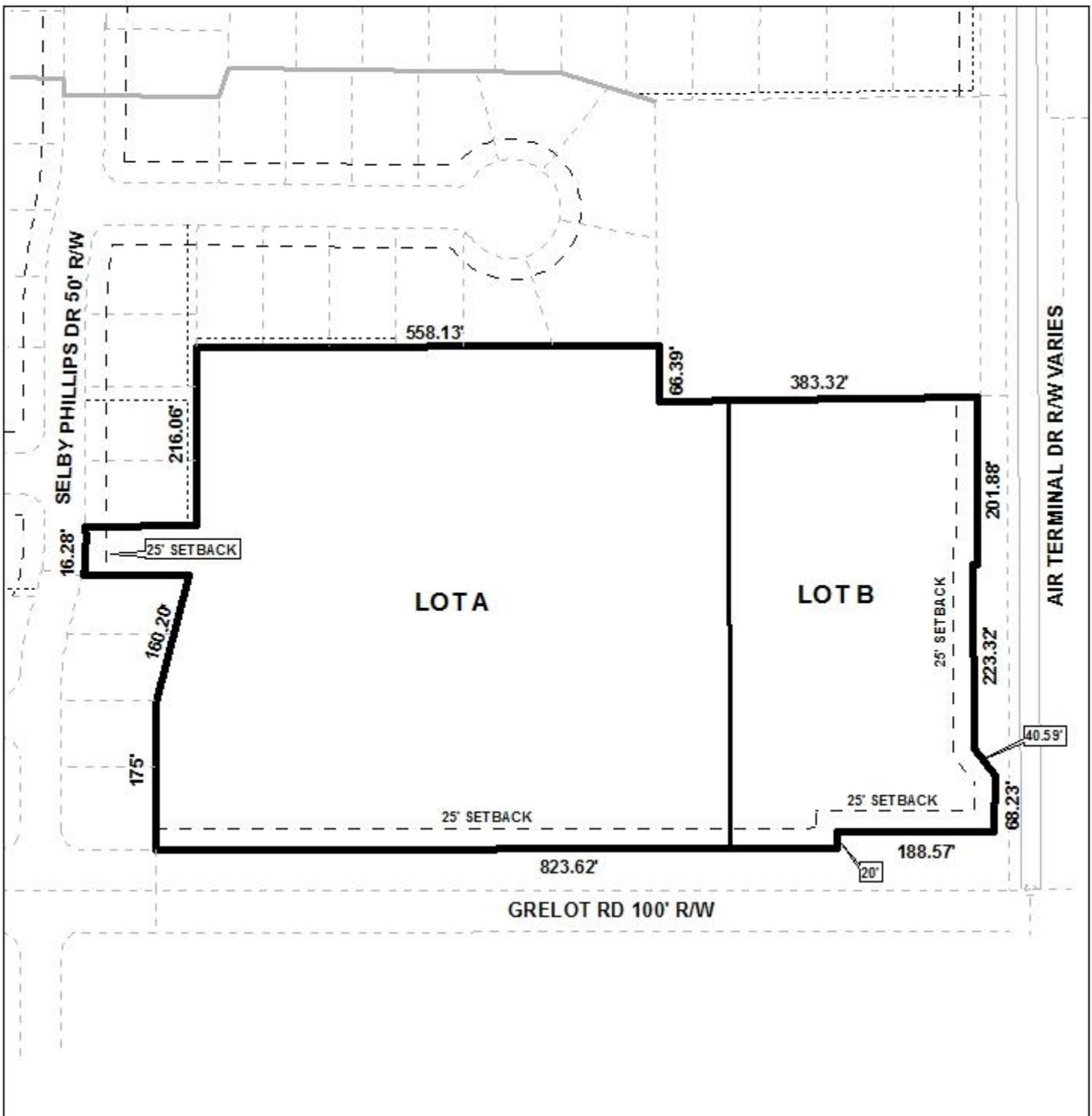


APPLICATION NUMBER 9 DATE May 21, 2015





# DETAIL SITE PLAN



APPLICATION NUMBER 9 DATE May 21, 2015  
APPLICANT Woodberry Forest Additions, Subdivision, Resubdivision of Lot 1, Correction Plat  
REQUEST Subdivision

