

BRIARGROVE SUBDIVISION, PHASE FOUR

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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 34-lot, 7.8± acre subdivision which is located on the North side of Jeff Hamilton Road extending to the West terminus of Arbordale Drive West and the South terminuses of Thornbury Loop and Arbordale Loop. The site is within the Planning Jurisdiction and the applicant states that the subdivision is served by South Alabama utilities, water and sewer. The purpose of this application is to create thirty-four (34) legal lots of record from an existing metes-and-bounds parcel.

The original overall subdivision was approved in January 2008 with a 1-year extension granted at the February 19, 2009 Commission meeting (illustrating the 84.4± Acre, 271-Lot five-phase subdivision). Since that time only Phases One and Two have been completed (roads constructed and Final Plat recorded). Phase Three has been recorded however; Final Plats have not been received. There are a total of 129 existing lots recorded. (Phase One consists of 72 lots. Phase Two consists of 31. Phase Three consists of 26 lots.) The original master plan depicts 72 lots for Phase One, 38 lots for Phase Two, 53 lots for Phase Three, 52 lots for Phase Four, and 56 lots for Phase Five. As the number of lots have changed, submission of an updated masterplan may be beneficial.

It should be noted that the original plat illustrated two points of access. While Fire code no longer addresses the number of access points, it is the Planning Commission's responsibility to ensure adequate access. Therefore, no future phases shall be approved unless additional access is provided, as shown on the original submission or the additional access points should be shown in this application for Phase Four.

The site abuts Phase Three and is connected to Thornbury Loop and Arbordale Drive West, both minor streets requiring a 60' right-of-way width. Both streets illustrate compliant 50' right-of-way widths. If approved, the right-of-way widths should be retained on the Final Plat. To the South, Lots 72-76 abut Jeff Hamilton Road, a major street with a 100' right-of-way width requirement. The preliminary plat illustrates an 80' right-of-way width to Jeff Hamilton Road with dedication to provide 50' from the centerline. If approved, the right-of-way should be retained on the Final Plat, adjusted for dedication.

The preliminary plat illustrates building setback lines along Thornbury Loop, Arbordale Drive West and Jeff Hamilton Road. If approved, the 25' minimum building setback along all street frontages should be retained on the Final Plat.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lots each exceed the 7,200 square foot minimum lot size requirement for lots served by public water and sewer systems. The lot size information for each lot is depicted in both square feet and in acres on the preliminary plat and should be retained on the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that each proposed lot is limited to one curb cut, with the size, design and location of the curb cut to be approved by Mobile County Engineering and conform to AASHTO standards. Lots 72 and 73 should be denied direct access to Jeff Hamilton Road.

This site is located in the County; therefore, 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. A note should be placed on the Final Plat, if approved.

It should be noted that the Final Plat for Briargrove Subdivision, Phase Three has not been submitted. Thus, seven copies of the Final Plat for Phase Three must be submitted to the Planning & Zoning Section of the Build Mobile Department prior to the signing of the Final Plat for Briargrove Subdivision, Phase Four.

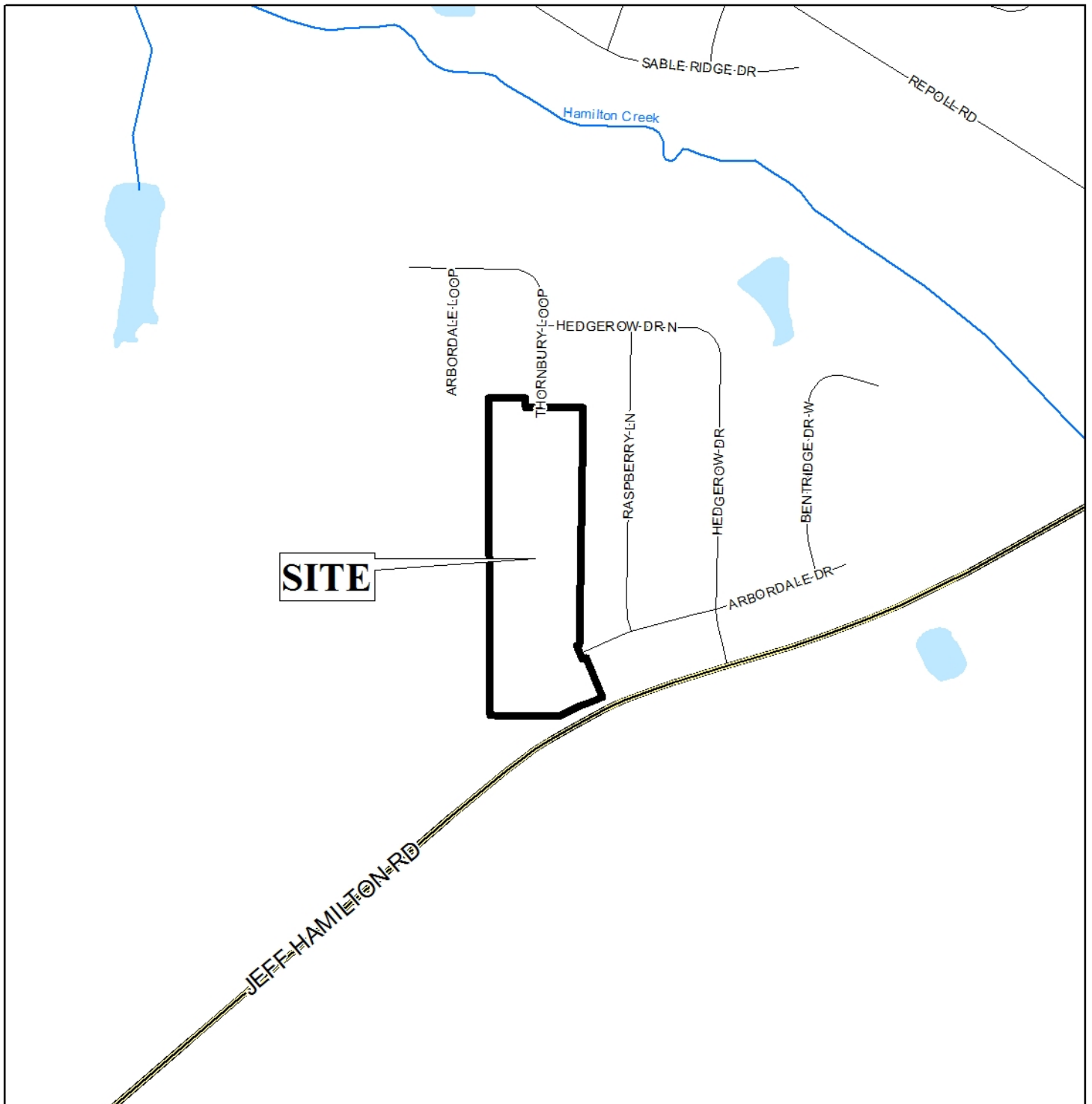
Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) No future phases shall be approved unless additional access point to Jeff Hamilton Road is included;
- 2) Submission of a new master plan depicting a second point of access to Jeff Hamilton Road prior to the signing of the Final Plat;
- 3) Provision of seven copies of the Final Plat for Briargrove Subdivision, Phase Three prior to the signing of the Final Plat for Briargrove Subdivision, Phase Four;
- 4) Retention of the 80' right-of-way width to Jeff Hamilton Road with dedication to provide 50' from the centerline;
- 5) Retention of 25' minimum building setback line along all street frontages;
- 6) Retention of the lot size information in both square and in acres on the Final Plat, adjusted for dedication;
- 7) Placement of a note on the Final Plat stating that each proposed lot is limited to one curb cut, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 8) Placement of a note on the Final Plat stating that lots 72 and 73 are denied direct access to Jeff Hamilton Road;
- 9) 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;
- 10) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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.); and

- 11) Compliance with Fire Comment: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*

LOCATOR MAP



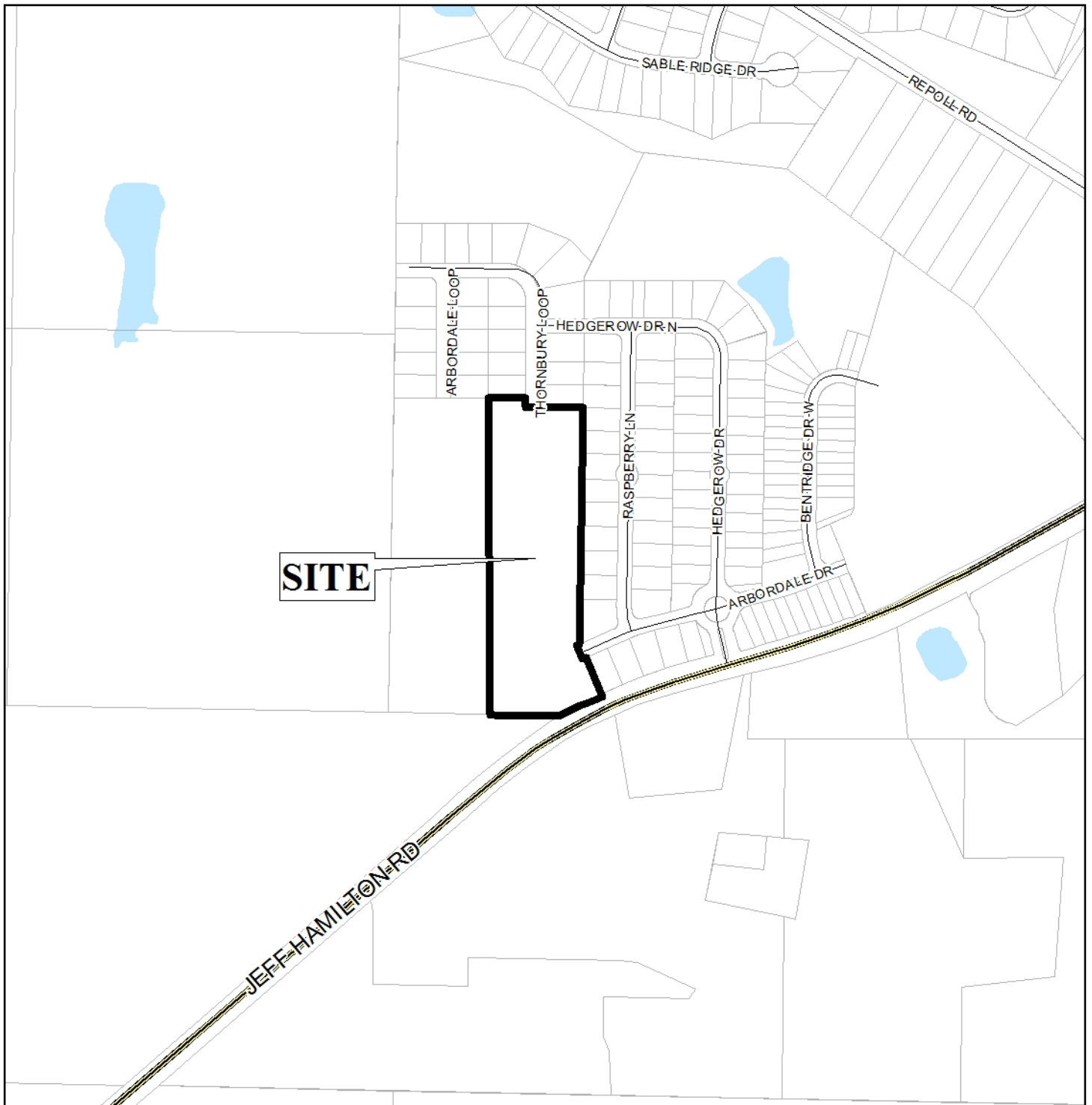
APPLICATION NUMBER 10 DATE December 7, 2017

APPLICANT Briargrove Subdivision, Phase Four

REQUEST Subdivision



LOCATOR ZONING MAP



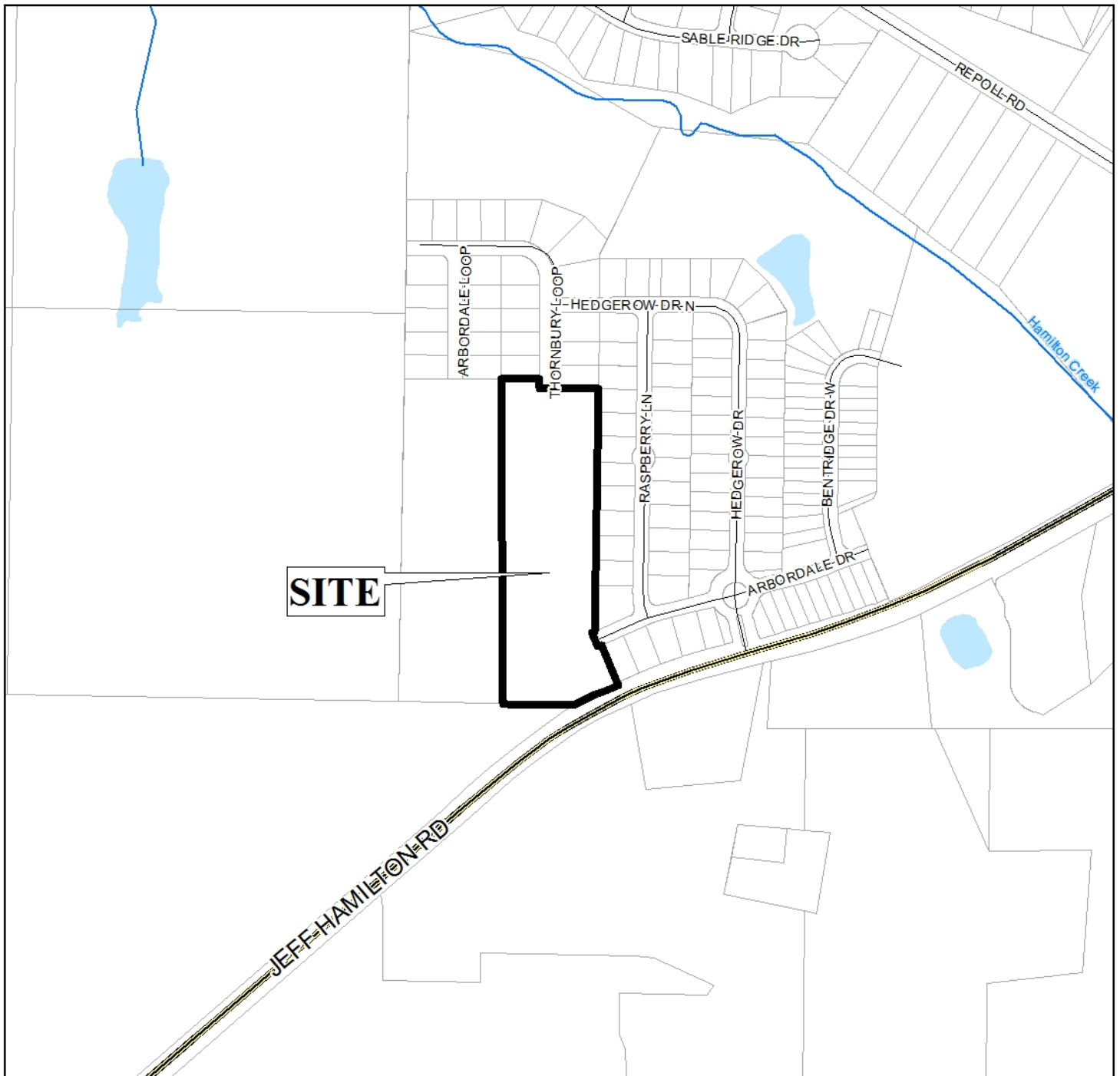
APPLICATION NUMBER 10 DATE December 7, 2017

APPLICANT Briargrove Subdivision, Phase Four

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE December 7, 2017

APPLICANT Briargrove Subdivision, Phase Four

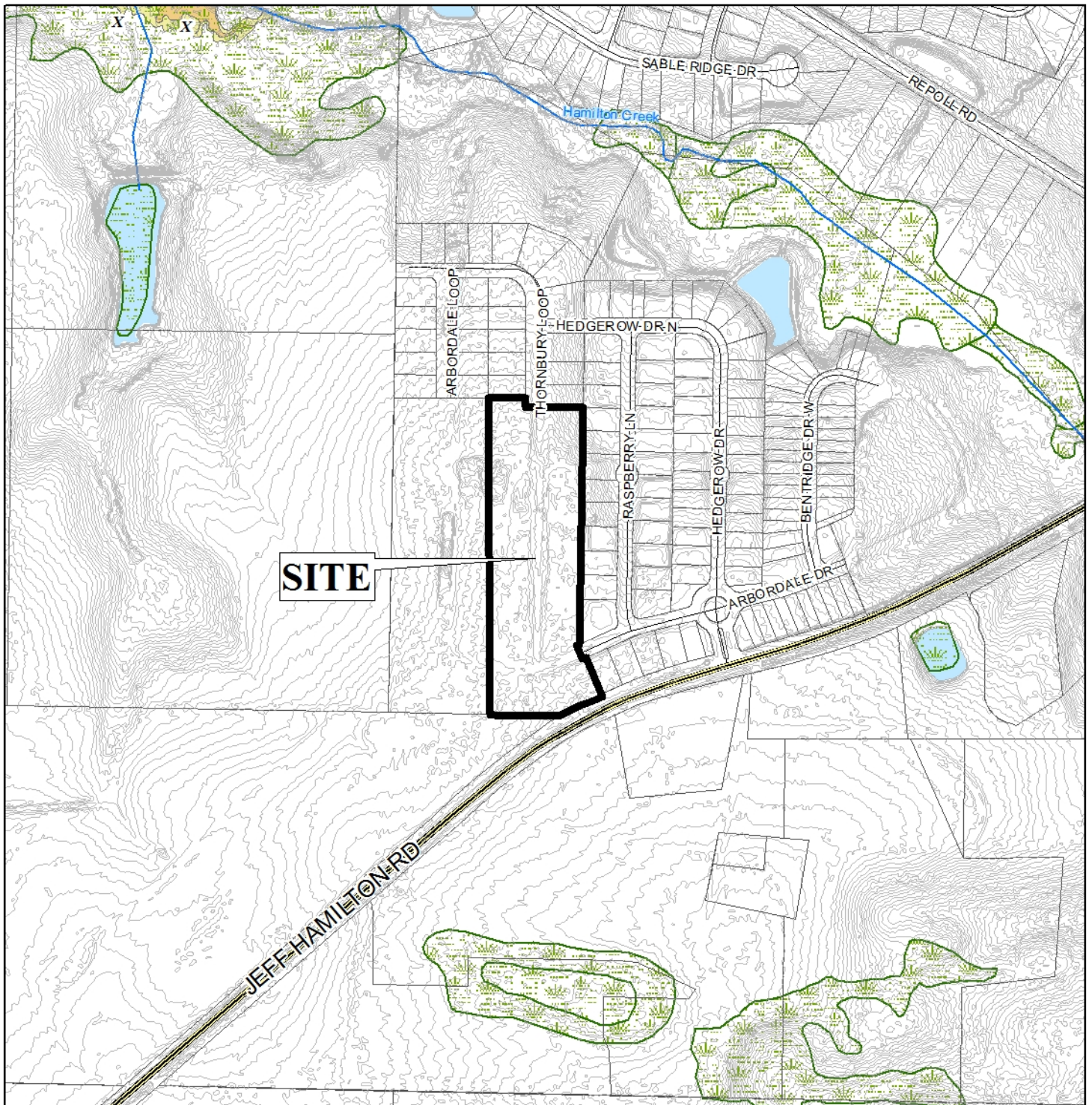
REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



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ENVIRONMENTAL LOCATOR MAP



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REQUEST Subdivision



BRIARGROVE SUBDIVISION, PHASE FOUR

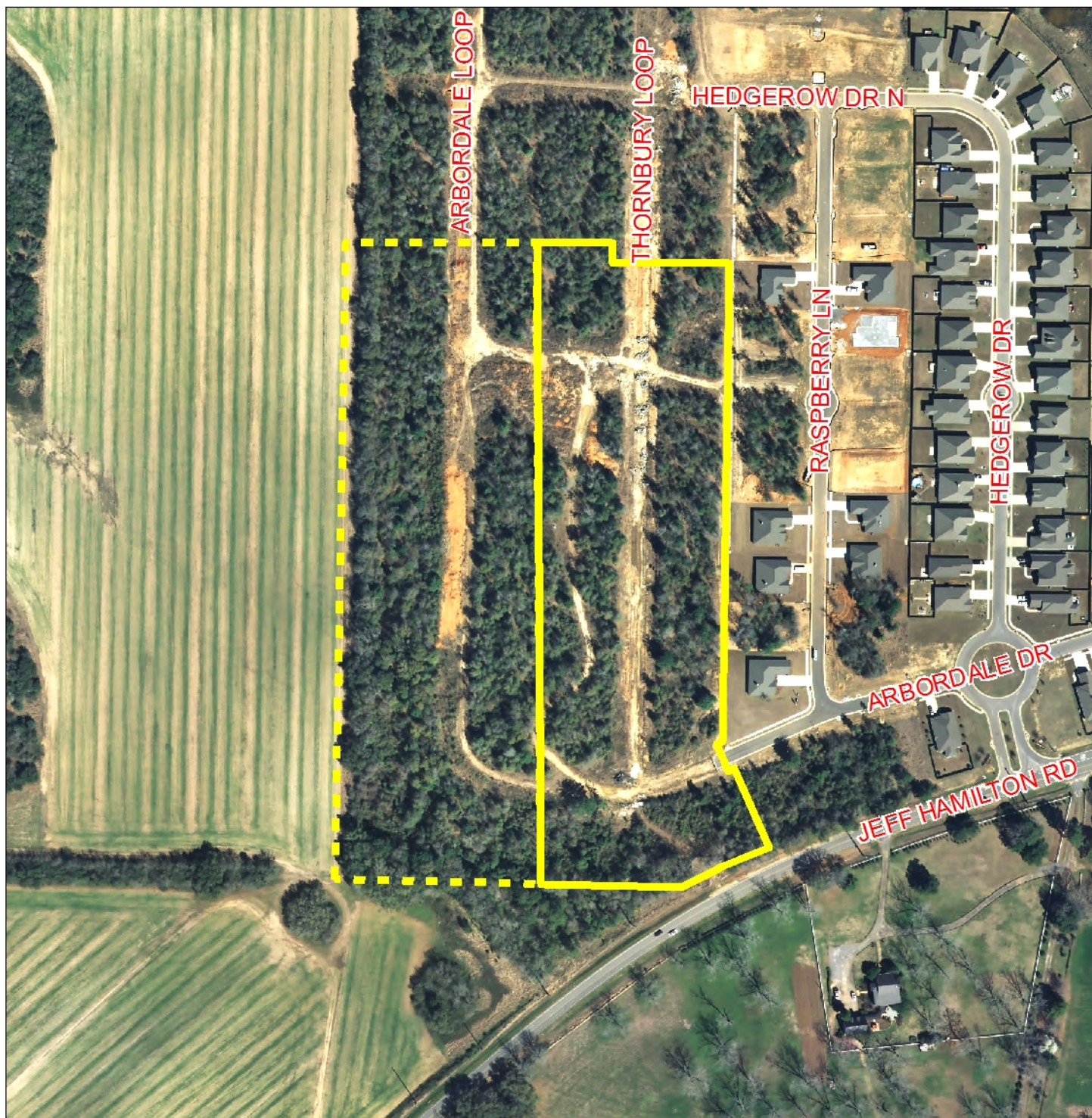


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



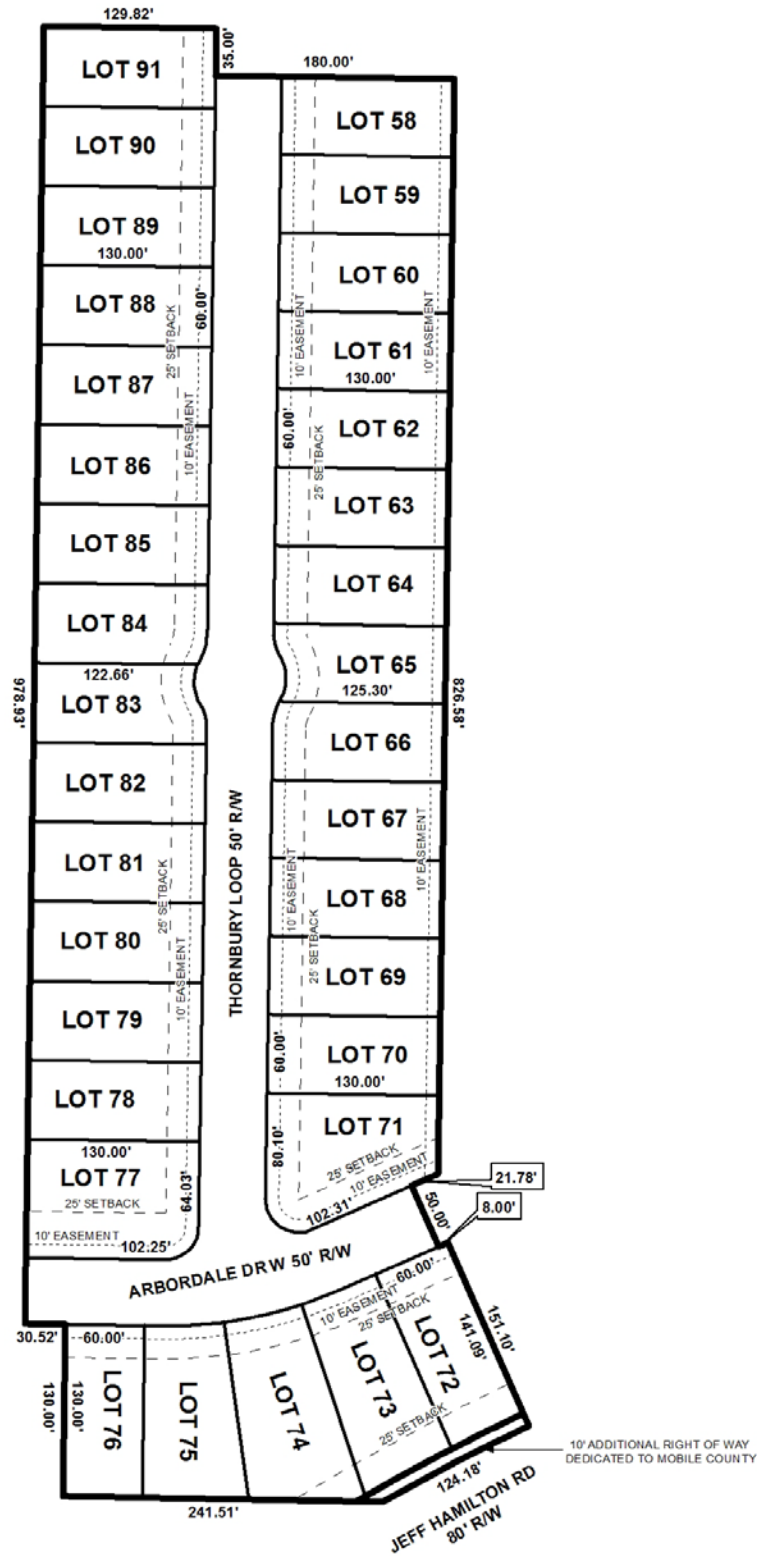
BRIARGROVE SUBDIVISION, PHASE FOUR



APPLICATION NUMBER 10 DATE December 7, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE December 7, 2017

APPLICANT Briargrove Subdivision, Phase Four

REQUEST Subdivision



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