

BRIARGROVE 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.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWSS Comments: No Comments.

The plat illustrates the proposed 84.4± Acre, 271-Lot subdivision which is located on the West side of Jeff Hamilton Road, 850'+ South of Repoll Road and is located within the planning jurisdiction. The site is served by public water and sanitary facilities.

The purpose of this application is to create 271 legal lots of record from a remainder of a larger metes and bounds parcel. The remainder of the parcel has been submitted and recorded as other subdivisions (Repoll Commercial Subdivision, Creekmore Subdivision, Phases One and Two and Summerglen Subdivision).

This application is similar to the previously approved Briar Grove Subdivision, approved by the Commission in 2008 and extended at the February 19, 2009 Commission meeting. The only change in the previously approved subdivision is a request by the applicant to allow 5-foot sideyard setbacks on all lots within the subdivision.

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 applicant proposes to create 271 lots, of which approximately 93 lots will “typically” be approximately 5,200 square feet in size, which is less than the 7,200 square feet required by Section V.D.3. of the Subdivision Regulations. The applicant proposes to provide development for these 93 lots as a “patio garden home” section of the overall development. The applicant states that the development would allow 50-percent building site coverage for all lots and reduced side yard setbacks for the smaller (40' x 130') lots. It should be noted that the development illustrates a 1.2 acre park as one of the amenities of the development.

Illustrated lot sizes range from a minimum of 5,200 square feet to 25,230 square feet. A table on the plat lists the following typical lot sizes and quantities:

- 178 lots – 65 X 130 feet (8,450 square feet or greater)
- 93 lots – 40 X 130 feet (5,200 square feet)

The plat also shows extensive wetlands along Jeff Hamilton Creek which is considered to be wetlands, is present on the site. 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 applicant proposes to develop the subdivision into five phases with the first phase of Briargrove containing approximately 70 lots, with the majority of the lots as “patio garden homes”.

It has become a standard requirement that residential developments over 150 dwelling units be required to submit a Traffic Impact Study to the Planning Commission prior to any decision by the Commission. It should be noted that a Traffic Impact Study (TIS) was submitted for the previously approved Briar Grove Subdivision; therefore, since no significant changes to the traffic patterns along Jeff Hamilton Road in the past year have occurred the previous TIS complies

The application proposes new streets, which must be constructed and dedicated to Mobile County Engineering standards prior to signing the Final Plat. Access management is a concern, due to the location of Lots 1-10, 72-77, 159, 160, 183, and 204-215, should be denied direct access to Jeff Hamilton Road, and since lots 11, 21, 41, 42, 59, 78, 91, 96, 110, 111, 126, 127, 141, 142, 158, 183, 215, 236, 237, 254, 255, and 271 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 271 lot subdivision will have two connections to Jeff Hamilton Road, and provide another street stub to undeveloped property to the West

While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City’s stormwater and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits.

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.

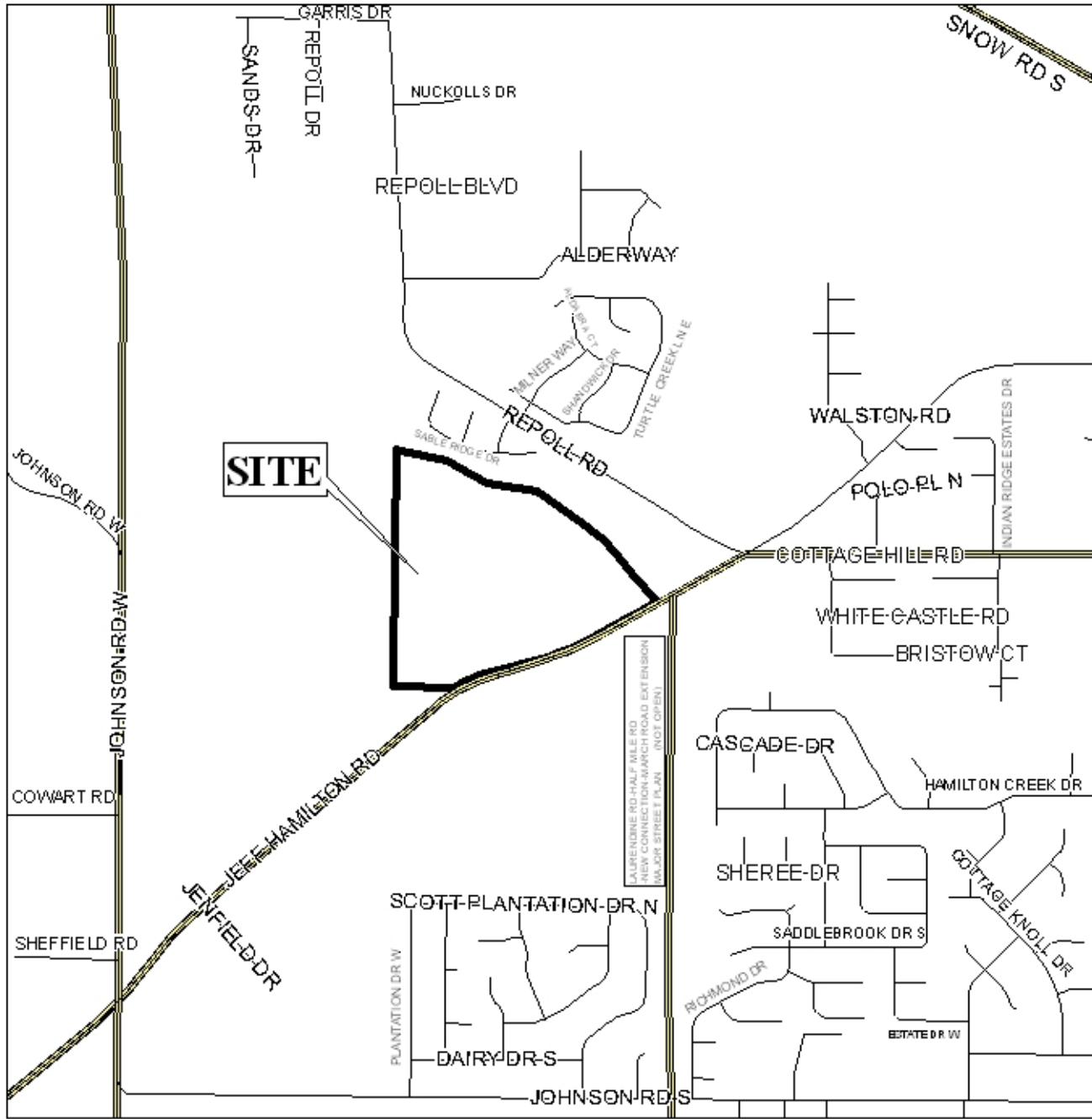
This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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.

With a waiver of Sections V.D. 2. and V.D.3. of the Subdivision Regulations, the 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 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 1-10, 72-77, 159, 160, 183, and 204-215, 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 11, 21, 41, 42, 59, 78, 91, 96, 110, 111, 126, 127, 141, 142, 158, 183, 215, 236, 237, 254, 255, and 271 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.
- 7) revision of the plat to label the lot 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.

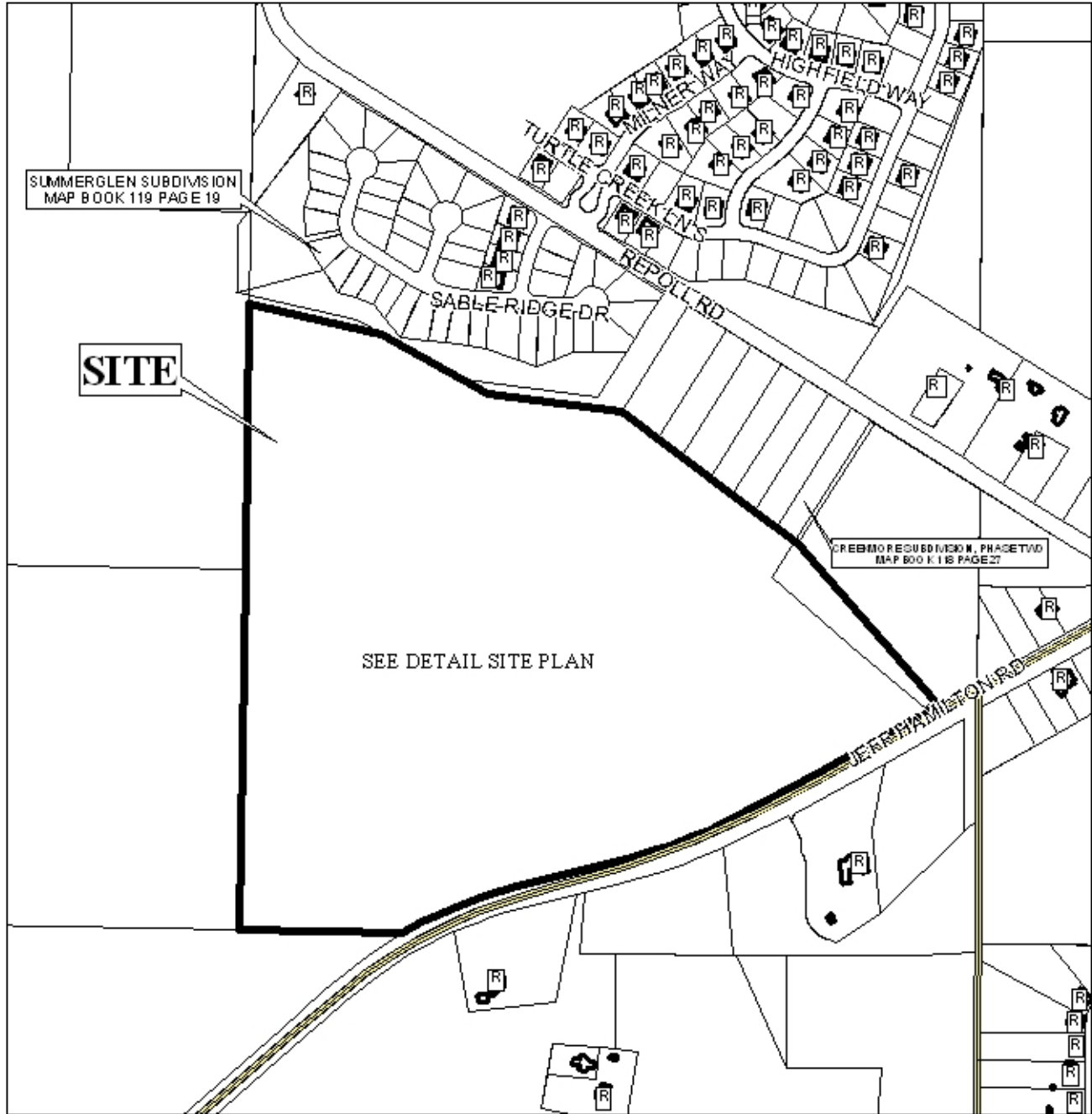
LOCATOR MAP



APPLICATION NUMBER 24 DATE April 2, 2009
 APPLICANT Briargrove Subdivision
 REQUEST Subdivision



BRIARGROVE SUBDIVISION



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BRIARGROVE SUBDIVISION



APPLICATION NUMBER 24 DATE April 2, 2009



DETAIL SITE PLAN



APPLICATION NUMBER 24 DATE April 2, 2009

APPLICANT Briargrove Subdivision

REQUEST Subdivision

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