

WOODSIDE SUBDIVISION, RESUBDIVISION OF A PORTION OF UNIT NINE PHASE I

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.

MAWWS Comments: No comments.

The plat illustrates the proposed 11-lot, 3.13± acre subdivision which is located on the South side of Foxwood Drive, extending from its East terminus to Barneswood Drive; Southwest corner of Foxwood Drive and Barneswood Drive; and West side of Barneswood Drive, 180'± South of Foxwood Drive. The applicant states that the subdivision is served by public water and public sewer.

The purpose of this application is to modify 11 existing legal lots of record by removing common area and incorporating that common area into these 11 lots.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. The proposed lot size is indicated in a table on the plat and should be retained on the final plat. A minimum building setback of at least 25 feet is depicted on the plat (along with a note), and this should be retained on the final plat, if approved.

Woodside Subdivision, Unit Nine, was approved by the Planning Commission on August 20, 2007. Phase I of the subdivision was recorded December 4, 2008. The original plat depicts a 20-foot "Common Area Buffer" along either side of an approximately 90-foot wide parcel that serves as access to a borrow pit which is located to the east of the site. This proposed application will eliminate this 20-foot wide common area and incorporate the area into the lots that had bordered it. The staff report from 2007 does not specifically mention a requirement for this common area border. Presumably, it was put in place to maintain a buffer between the borrow pit access and the residential development. In any case, the resulting lots will meet all of the requirements of the Subdivision Regulations.

All of the lots abut a public right-of-way of adequate width as the streets were platted and constructed with the subdivision in 2007. All of the lots should be restricted to one curb cut

each, with the size, design and location of all curb cuts to be approved by Mobile County Engineering.

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.

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.7 of the Subdivision Regulations. A note on preliminary plat reflects this requirement, and should also appear on the final plat, if approved.

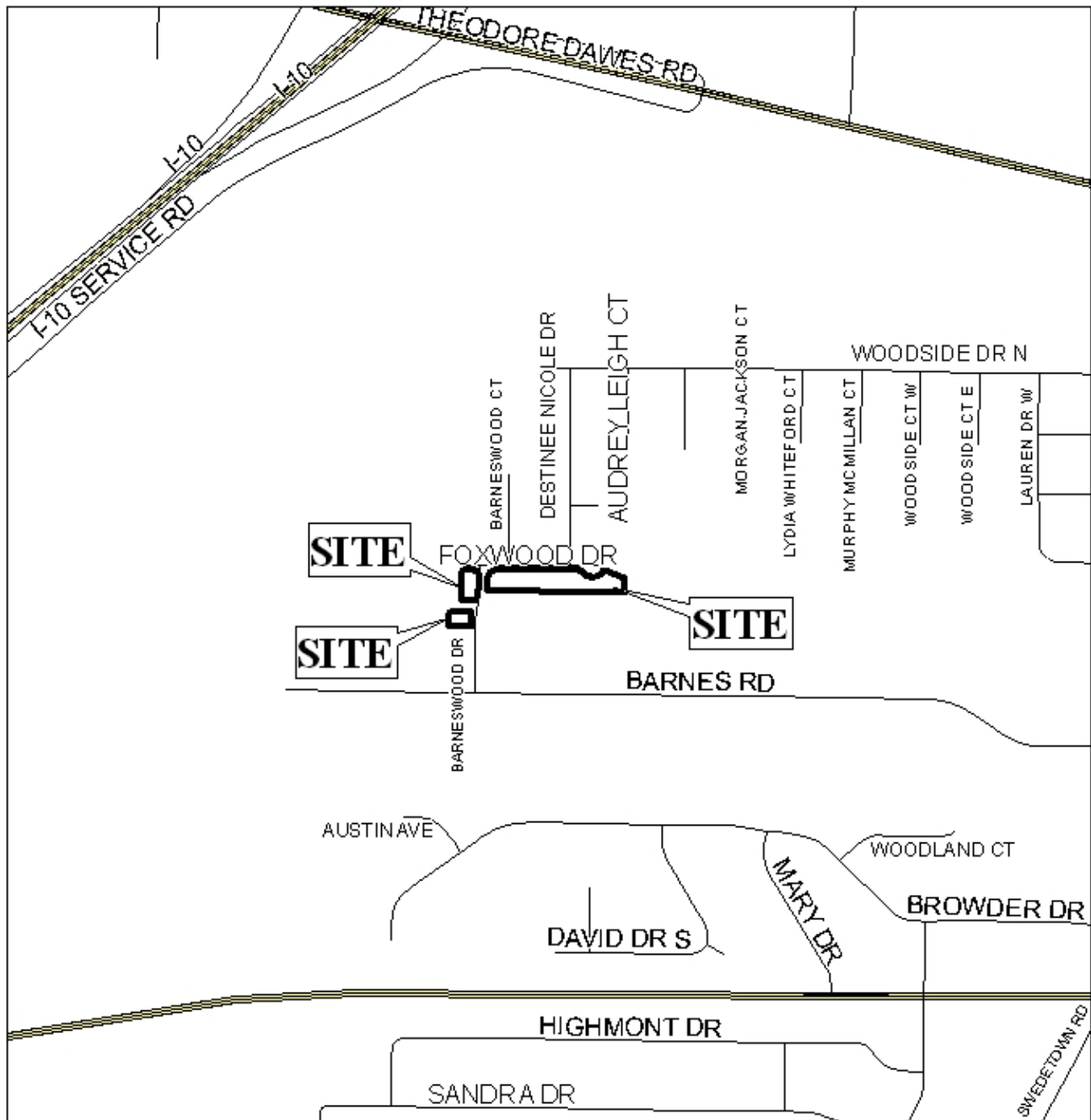
Based on the preceding, this application is recommended for tentative approval subject to the following conditions:

- 1) Retention of at least a 25-foot minimum building setback line on the plat;
- 2) Placement of a note on the final plat limiting each lot to one curb cut each, with the size, design and location of all curb cuts to be approved by Mobile County Engineering;
- 3) Retention of the table on the final plat listing the lot size, in square feet, or labeling of each lot with the size in square feet;
- 4) Placement of a note on the final plat stating that 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;
- 5) Placement of a note on the final plat stating that 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
- 6) Retention 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.

Revised for the June 4, 2009 meeting

The Planning Commission held over this application so that the applicant can investigate drainage problems on an adjacent property that will impact the proposed development. As no new information was provided to staff, the original recommendation will stand.

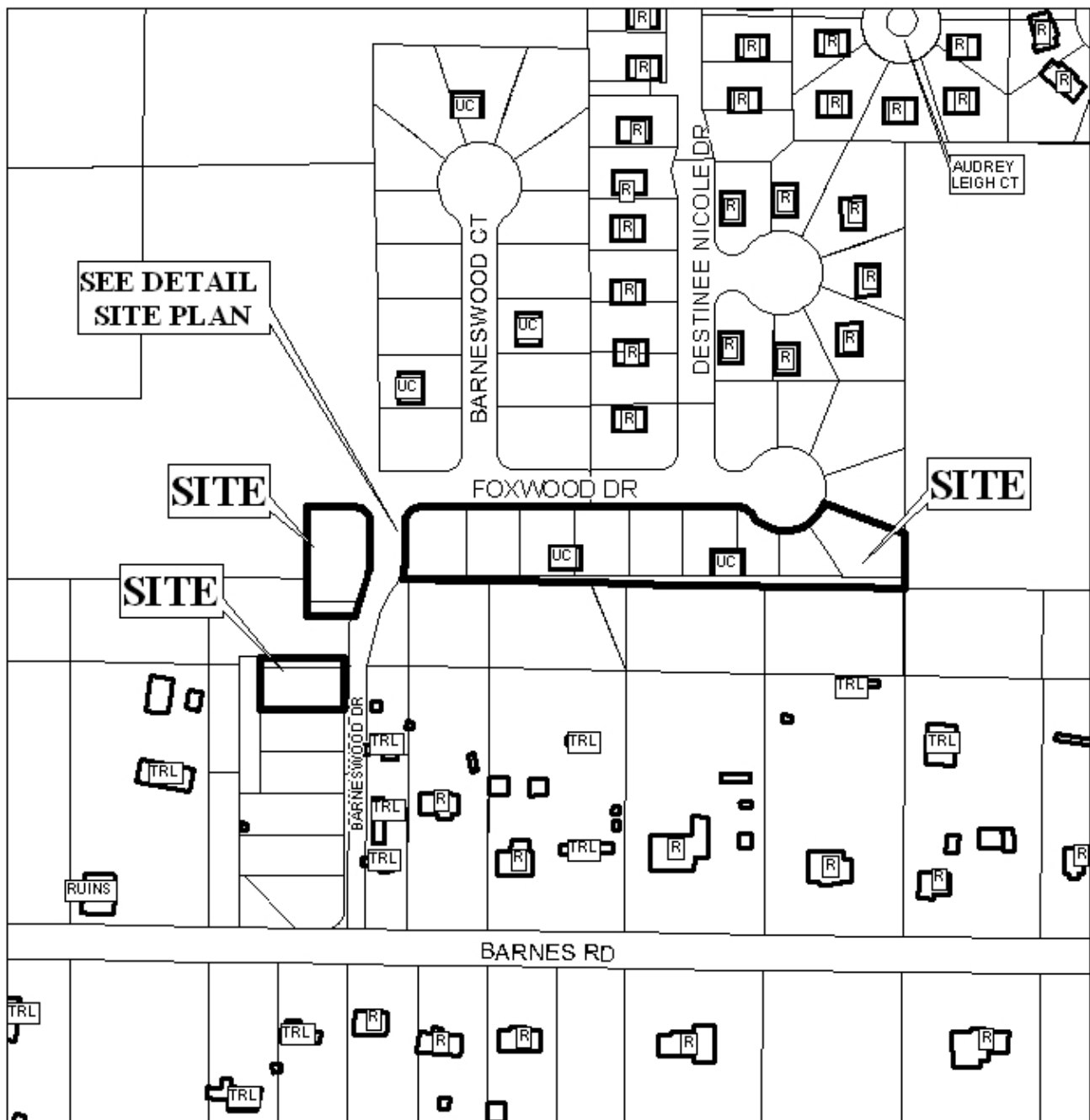
LOCATOR MAP



APPLICATION NUMBER 3 DATE June 4, 2009
APPLICANT Woodside Subdivision, Resubdivision of a Portion of Unit Nine Phase I
REQUEST Subdivision

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WOODSIDE SUBDIVISION, RESUBDIVISION OF A PORTION OF UNIT NINE PHASE I



APPLICATION NUMBER 3 DATE June 4, 2009

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

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UNIT NINE PHASE I



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