

WOODLANDS OF CHARMINGDALE SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 31 lot, 11.3 ± acre subdivision which is located at the West terminus of Charmingdale Court North, extending to the East terminus of an unopened, unnamed public right-of-way on the East side of Charmingdale Drive West, 400 feet ± South of Moffett Road. The subdivision is served by public water and sewer systems.

The purpose of this application is to create a 31-lot subdivision from a metes and bounds parcel. All proposed lots will be a minimum of 12,000 square feet in size.

The site fronts onto street stubs for Charmingdale Court North and unopened, unnamed public right-of-way on the East side of Charmingdale Drive West. Both streets are minor streets. Each street lacks curb-and-gutter, thus the 50-foot right-of-way is less than the minimum required 60-foot width. The applicant proposes new roads within the subdivision that will have a 50-foot right-of-way.

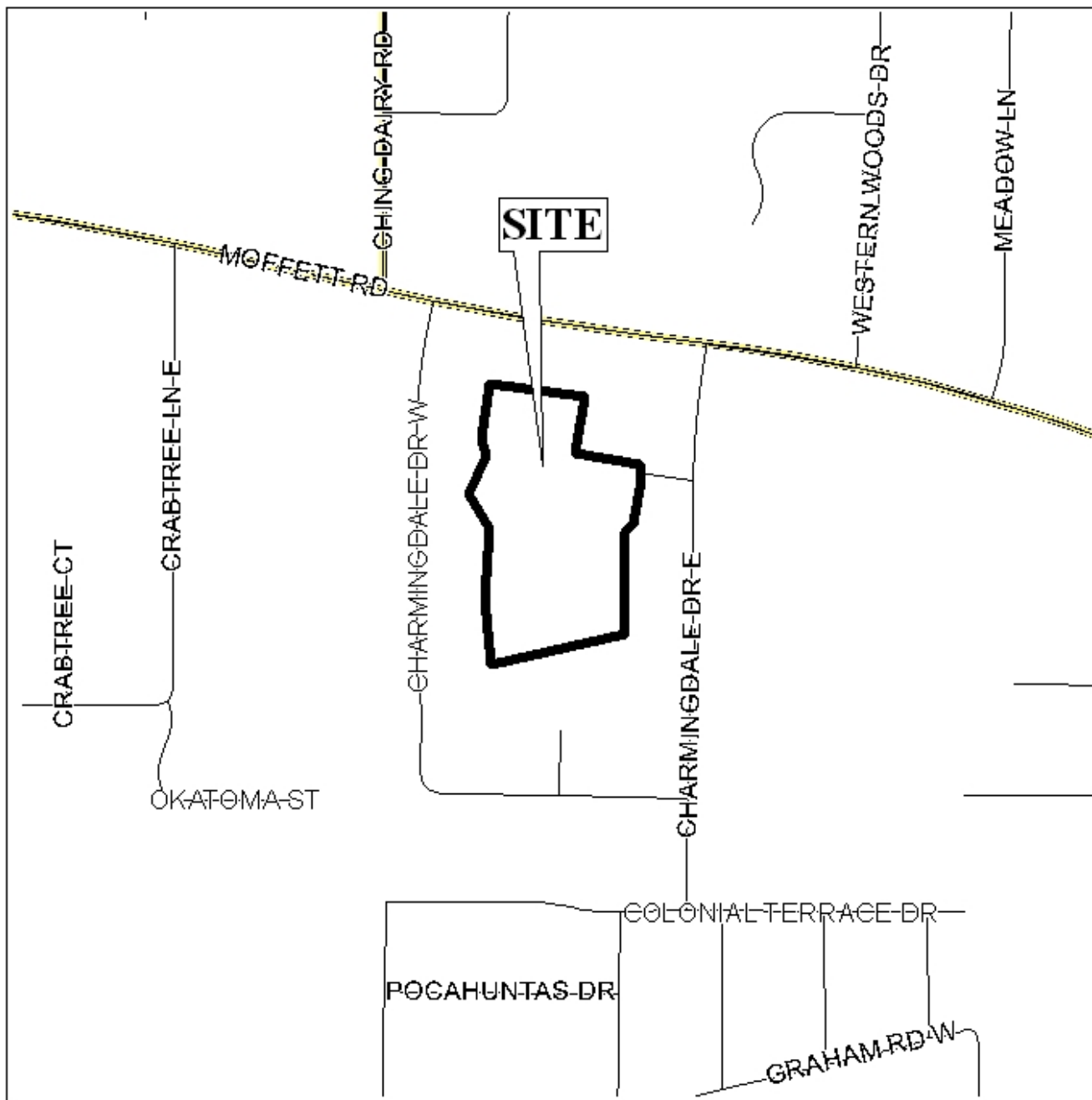
A detention basin is proposed for the subdivision near the unopened street-stub on the West side of the site. Review of contour information, which should be depicted on the plat, indicates that the proposed location is at the lowest point within the site. The plat should be revised to depict contours, as required in Section IV.2.b. of the Subdivision Regulations, and a note should be placed on the final plat, if approved, stating that maintenance of the detention basin common area, and any other common areas, is the responsibility of the subdivision's property owners.

While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved.

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.

Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions: 1) revision of the plat to depict the contour information required by the Subdivision Regulations; 2) labeling of all common areas, and placement of a note on the plat stating that maintenance of the detention basin common area, and any other common areas, is the responsibility of the subdivision's property owners; 3) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; 4) revision of the plat to label each lot in square feet, or provision of a table on the plat depicting the same information; and 5) placement of a note on the 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.

LOCATOR MAP

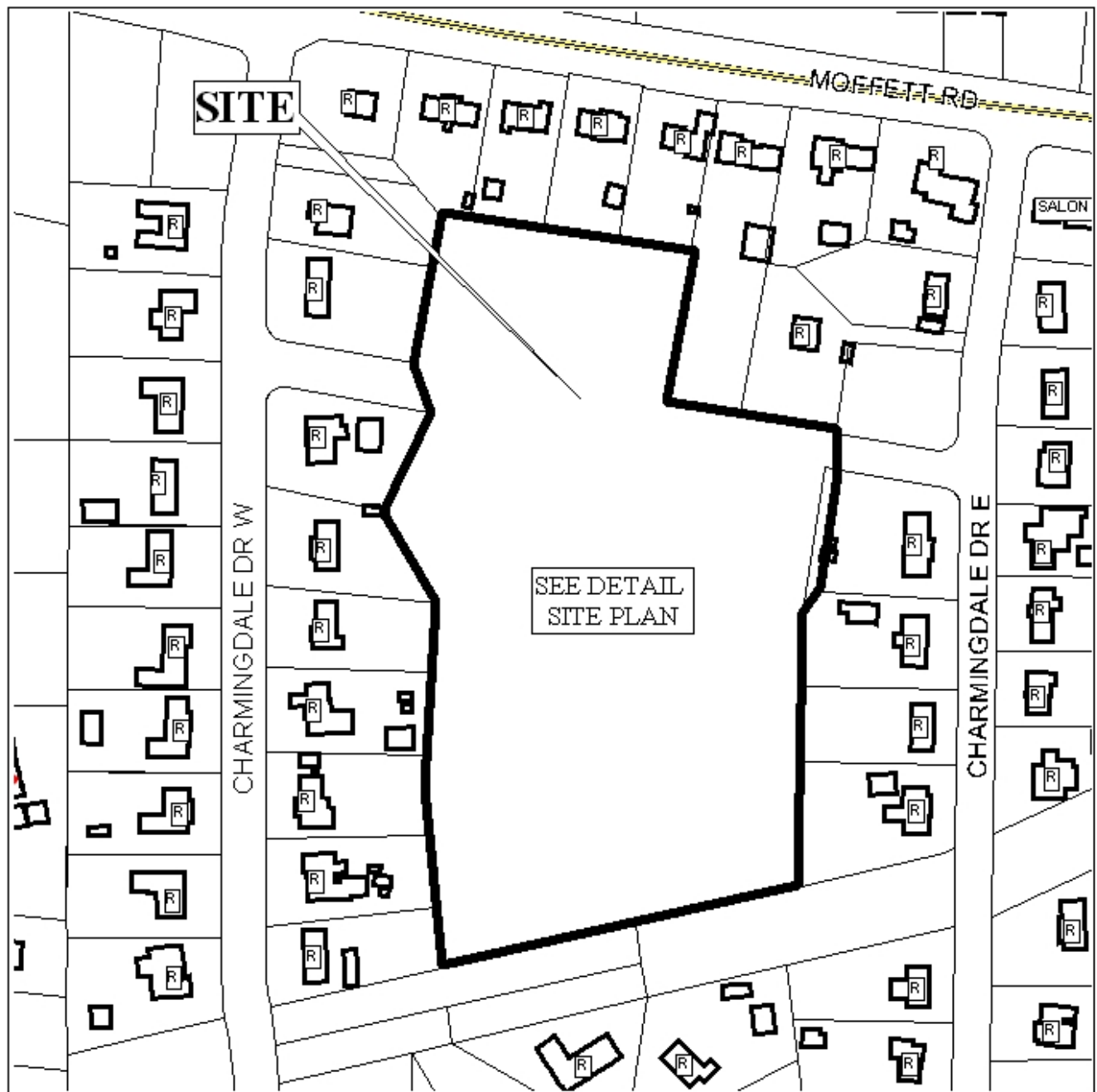


APPLICATION NUMBER 4 DATE October 19, 2006
APPLICANT Woodlands of Charmingdale Subdivision
REQUEST Subdivision



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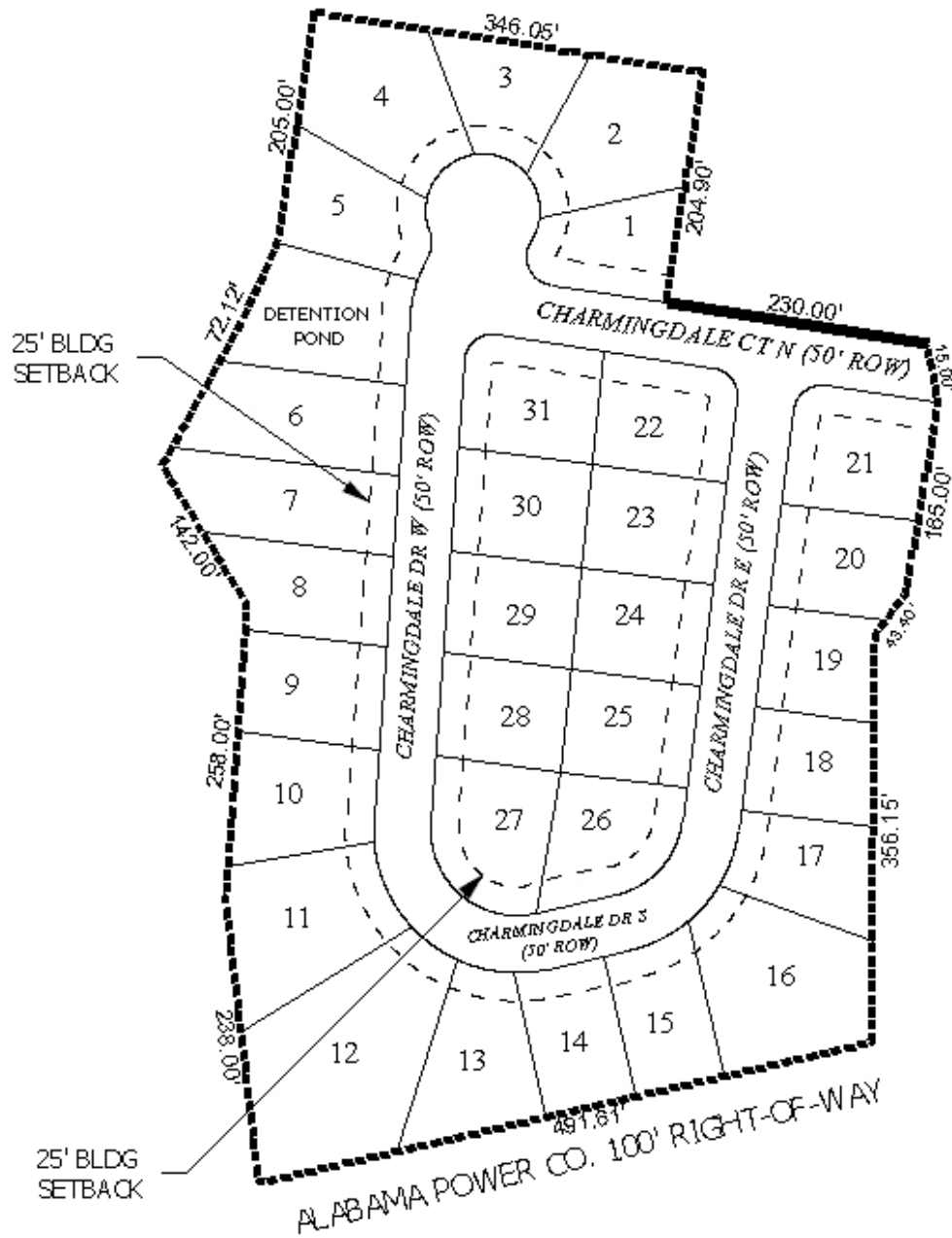
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LEGEND

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

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DETAIL SITE PLAN



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