

# **AUDOBON WOODS SUBDIVISION**

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

The plat illustrates the proposed 134.0  $\pm$  acres, 273 lot subdivision which is located on the West side of Sollie Road, 825'  $\pm$  South of One Southern Way. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide multiple metes and bounds parcels into 273 lots.

Sollie Road, which has an existing right-of-way of 80-feet, is shown as a major street on the Major Street Plan, and as such requires a 100-foot right-of-way. Therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline should be required. As proposed, Lots 1-3, and Lots 178-182 have frontage along Sollie Road; therefore, the placement of a note on the final plat stating that Lots 1-3 and Lots 178-182 are denied direct access to Sollie Road, should be required.

The applicant is proposing a street stub between Lots 14 and 15. However, this street stub does not line up with the street stub to the south (Saybrook Subdivision); therefore, the street stub should be placed between Lots 18-24, aligning with the street stub in Saybrook. As illustrated on the Vicinity Map, a street stub to the north would not be required as the Tentative Approval for the subdivision to the north did not provide a street stub. As proposed, the two "long" streets would function as collector streets with no means of cross access. Therefore, the provision of two connecting street stubs, with the location, to be approved by the Land Use Department should be required.

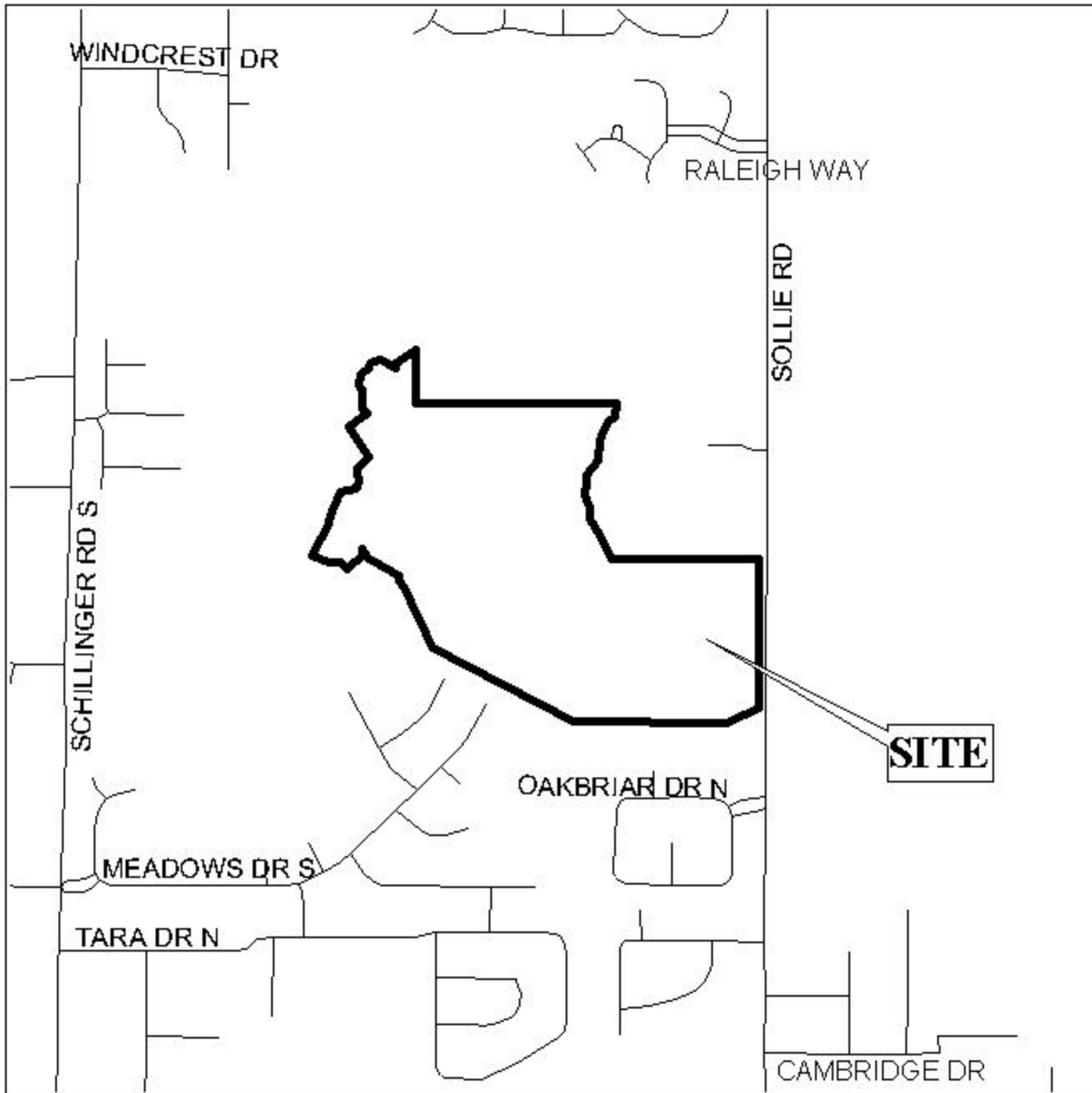
As illustrated on the Vicinity Map, the site contains wetlands, thus this area could be considered environmentally sensitive; therefore, the developer must obtain any necessary federal, state, and local environmental approvals.

This site is located in the 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.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Sollie Road; 2) the provision of a street stub between Lots 18-24, to be aligned with the street stub in Saybrook; 3) the placement of a note on the final plat stating that Lots 1-3 and Lots 178-182 are denied direct access to Sollie Road; 4) the provision of two connecting street stubs for the "long" streets, with the location to be approved by the Land Use Department; 5) the obtaining of any necessary approvals of all federal, state, and local agencies; 6) the placement of a note on the final plat stating that if any property is developed commercially and adjoins residentially developed property will provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and 7) the placement of the 25-foot minimum building setback line on the final plat.

## LOCATOR MAP



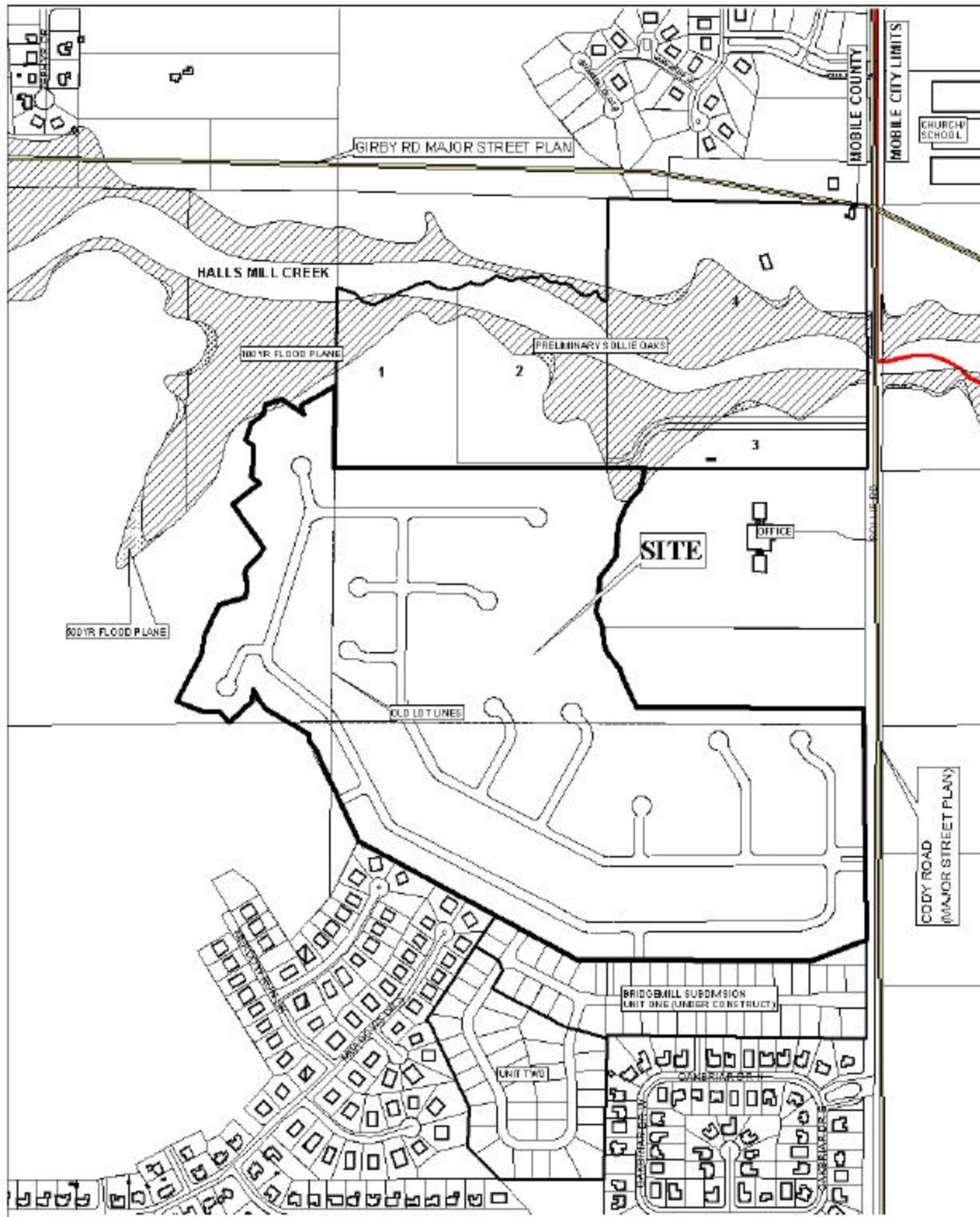
APPLICATION NUMBER 12 DATE June 19, 2003

APPLICANT Audubon Woods Subdivision

REQUEST Subdivision



# AUDUBON WOODS SUBDIVISION



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## LEGEND



# DETAIL SITE PLAN

