

## **WOODSIDE SUBDIVISION, UNIT TEN**

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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has only sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 4-lot, 1.4± acre subdivision which is located at the Northwest corner of Barnes Road and Barneswood Drive, within the Planning Jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer services.

The purpose of this application is to resubdivide six existing lots of record into four lots of record. The existing lots were approved via Woodside Subdivision, Unit Nine, and Woodside Subdivision, Resubdivision of a Portion of Unit Nine, Phase 1.

All lots would meet the minimum required lots sizes. As on the preliminary plat, a table should be furnished on the Final Plat providing the lot sizes in square feet and acres, or the lots should be labeled with such. The 25' minimum building setback line along Barnes Road and Barneswood Drive should also be retained on the Final Plat as on the preliminary plat.

The site fronts onto Barnes Road and Barneswood Drive, both with compliant 50' rights-of-way; therefore, no dedication would be required. As a means of access management, a note should be required on the Final Plat, if approved, stating each lot is limited to one curb cut, with the size, location and design to be approved by County Engineering and conform to AASHTO standards.

The subdivision contains common areas; therefore, the existing note on the preliminary plat referencing common areas should be revised to state that the maintenance of all common areas is the responsibility of the property owners and not Mobile County. Also, since the subdivision contains drainage easements, the note on the preliminary plat concerning drainage easements should be revised to state that no structures shall be constructed within such drainage easements by property owners.

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.8. of the Subdivision Regulations.

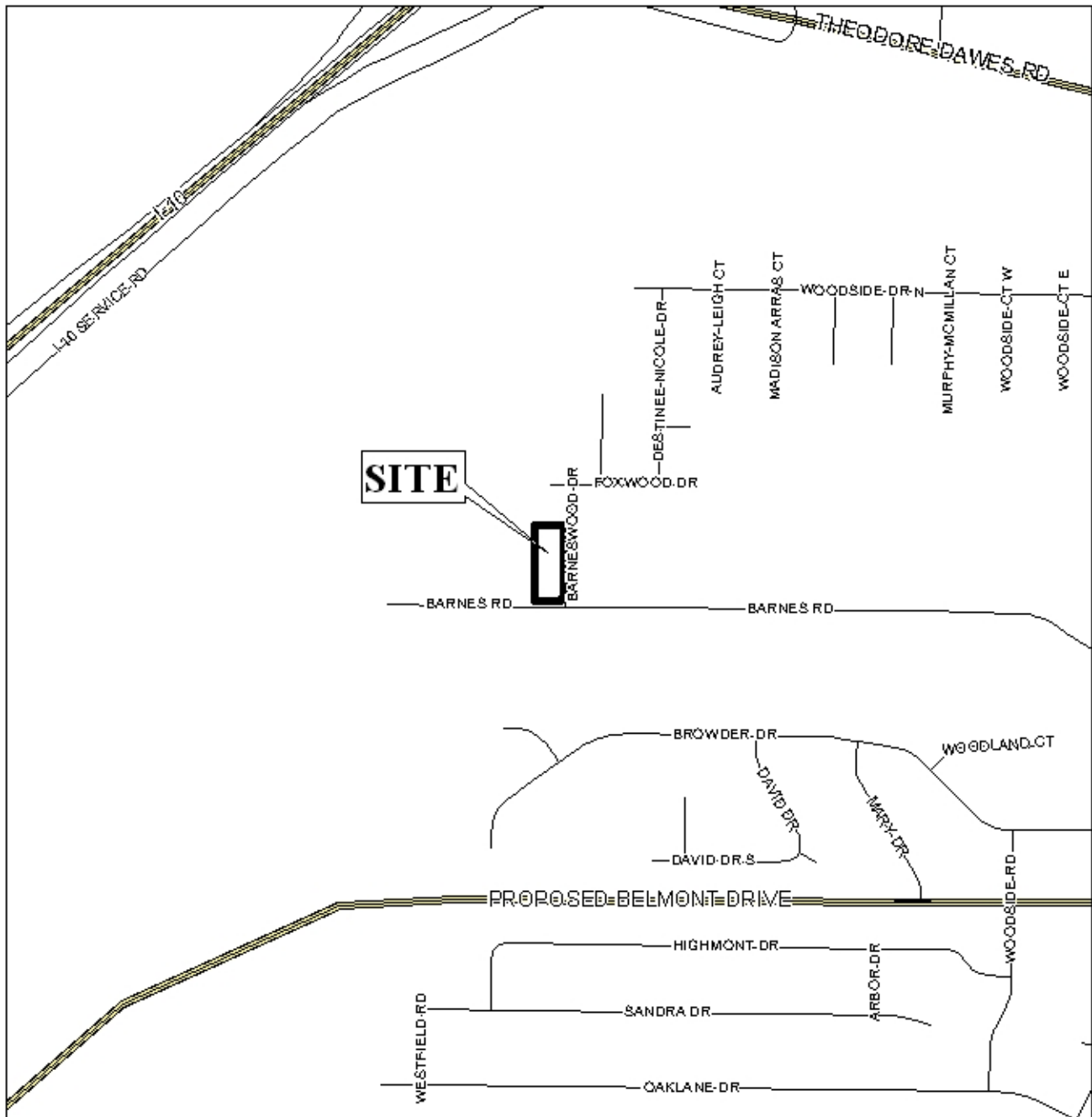
The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *“Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of 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.”* should be placed on the Final Plat.

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.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) labeling of each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) illustration of the 25' minimum building setback line along Barnes Road and Barneswood Drive;
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb cut, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating that the maintenance of the common areas is the responsibility of the property owners and not Mobile County;
- 5) placement of a note on the Final Plat stating that no structures shall be constructed within any drainage easement by the property owners;
- 6) 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;
- 7) placement of a note on the Final Plat stating 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; and
- 8) placement of a note on the Final Plat 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.

## LOCATOR MAP



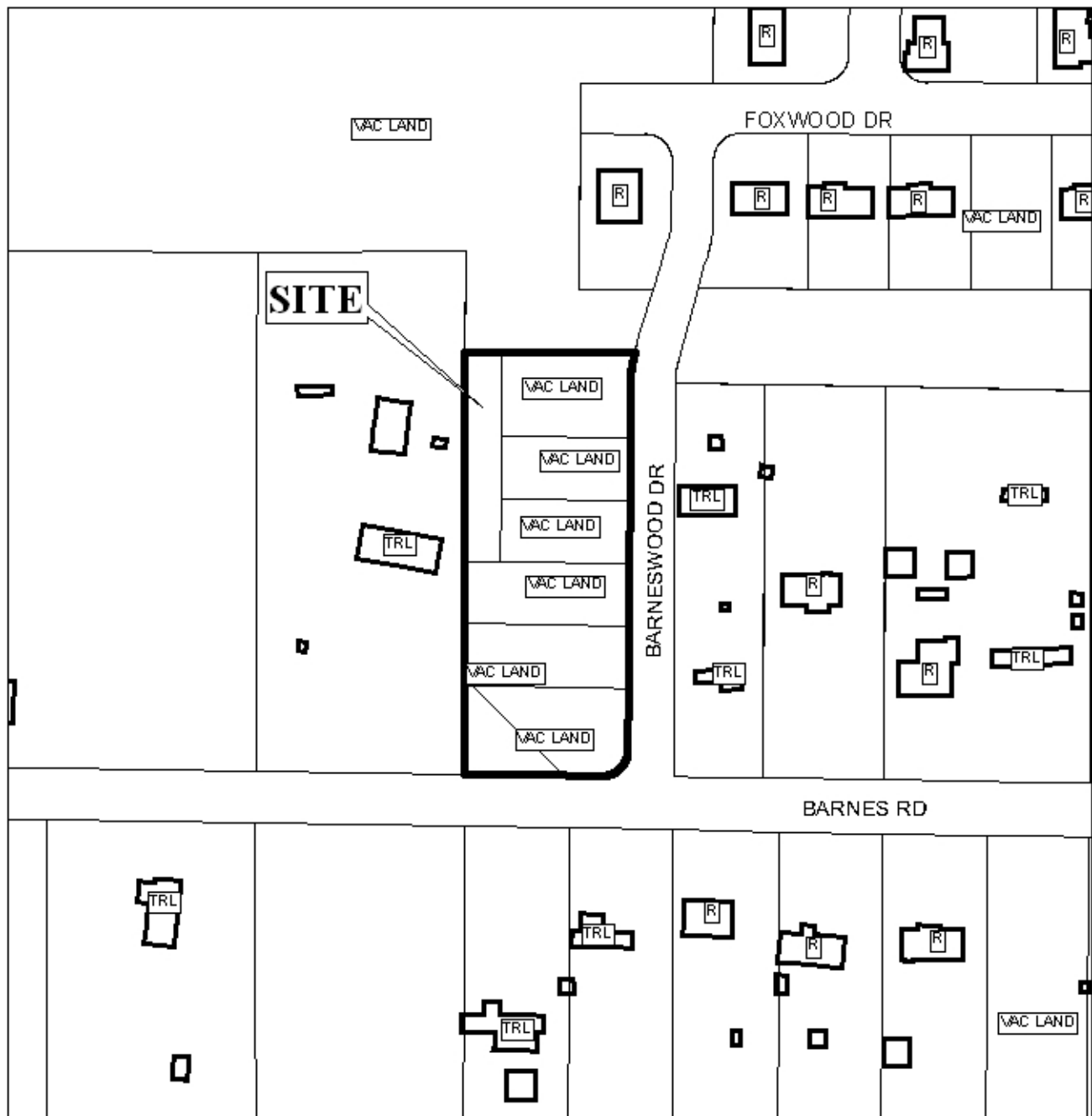
APPLICATION NUMBER 12 DATE January 19, 2012

APPLICANT Woodside Subdivision, Unit Ten

REQUEST Subdivision



# WOODSIDE SUBDIVISION, UNIT TEN



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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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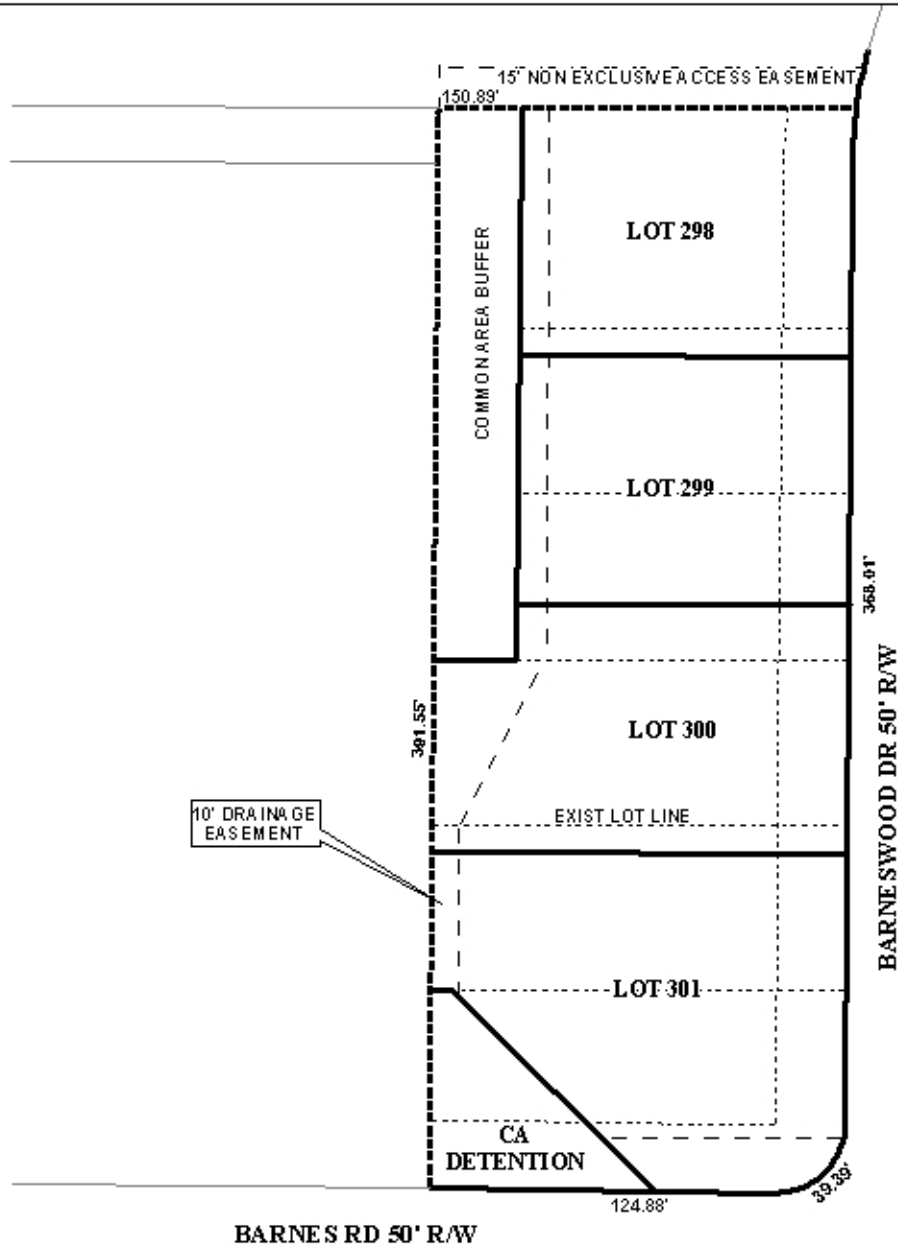
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## DETAIL SITE PLAN



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