

WOODBERRY FOREST SUBDIVISION, **UNIT ONE, PHASE TWO**

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 2-lot, 0.6± acre subdivision which is located on the North side of Woodberry Drive, 165'+ West of Dawes Road and is located within the County. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a two-lot subdivision from two metes and bounds parcels and Common Areas from an existing approved subdivision. The preliminary subdivision is submitted as a 2-lot subdivision with an area illustrated as "Future Development". The applicant should illustrate the inclusion of the "Future Development" area as Lot 3 (37,500± sq.ft.) since the square footage is significantly less than the typical 15-20 acres which the Subdivision Regulations allows to be labeled as "Future Development", and it is currently developed. Therefore, it should not be considered Future Development.

Dawes Road is a proposed major street, as illustrated on the Major Street Plan. The preliminary plat indicates Dawes Road has 60-foot right-of-way, however, the Major Street Plan requires that the right-of-way be 100 feet. Therefore, the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Dawes Road, should be required.

Because Dawes Road is a proposed major street, access management is a concern. Therefore, access to the "Future Development" area (Lot 3), with frontage on Woodberry Drive and Dawes Road (major street), should be limited. The resubmission of this application should include the area labeled "Future Development" as a lot since the development could impact Dawes Road.

The proposed lot 1 will exceed the depth to width ratio recommended in Section V.D.3. of the Subdivision Regulations, however, a waiver may be appropriate due to the similar shape and size of the adjacent lots.

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 on the preceding, it is recommended that application be held over to the January 4th meeting, to allow the applicant to revise the plan and illustrate the inclusion of the "Future Development" area as Lot 3, and dedication of right-of-way along Dawes Road. Revised

materials, additional lot fees, mailing fees, and labels must be received in Urban Development by December 11th.

Revised for the January 4th meeting:

The application was heldover at the December 7th meeting so the illustrated "Future Development" area could be included as Lot 3 (37,500± sq.ft.) since the square footage is significantly less than the typical 15-20 acres which the Subdivision Regulations allows to be labeled as "Future Development", and it is currently developed. Therefore, it should not be considered Future Development.

Based on the preceding, the plat is recommended for Denial for the following reasons: 1) revised plat illustrating the "Future Development" area labeled as Lot 3 was not submitted.

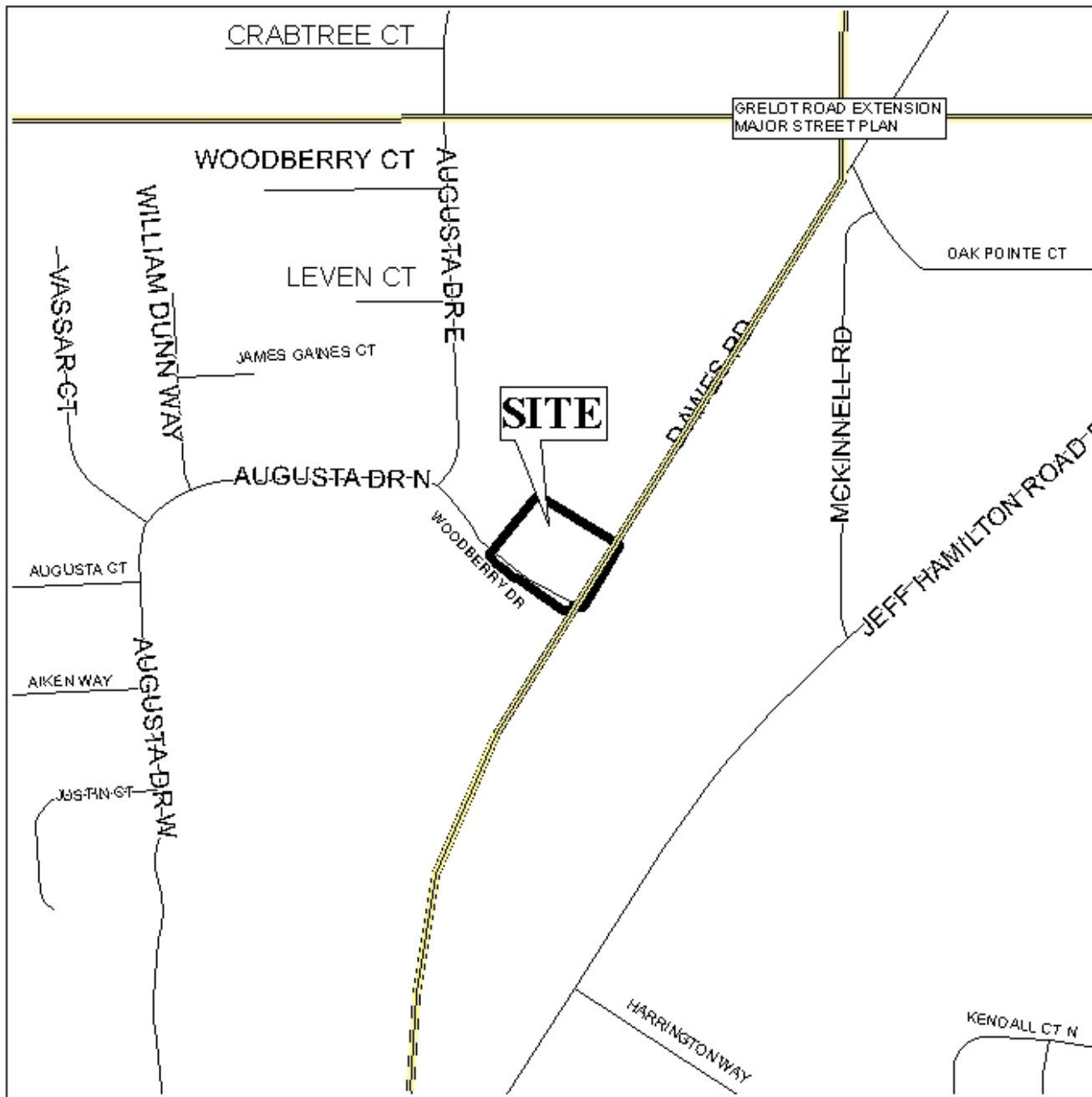
Revised for the February 1st meeting:

The application was heldover again at the January 4th meeting so the illustrated "Future Development" area could be included as Lot 3 (37,500± sq.ft.) since the square footage is significantly less than the typical 15-20 acres which the subdivision Regulations allows to be labeled as "Future Development", and is currently developed. Therefore, it should not be considered as Future Development.

The applicant submitted revised preliminary plat illustrating the "Future Development" area as Lot 3.

With a waiver of Section V.D.3. for Lot 1, the plat is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50-feet as measured from the centerline of Dawes Road; 2) placement of a note on the Final Plat stating that Lot 3 is limited to the existing curb-cut onto Dawes Road, Lots 1 and 2 are limited to the one curb-cut each onto Woodberry Drive, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department; 3) dedication of an appropriate radius at the intersection of Dawes Road and Woodberry Drive, to be coordinated with the County Engineering Department; 4) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention and drainage facilities comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; and 5) 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 Regulation.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE February 1, 2007
APPLICANT Woodberry Forest Subdivision, Unit One, Phase Two
REQUEST Subdivision



NTS

WOODBERRY FOREST SUBDIVISION, UNIT ONE, PHASE TWO



APPLICATION NUMBER Holdover DATE February 1, 2007

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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