

AMELIA WOODS SUBDIVISION

PHASE ONE

Engineering Comments: Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement, a private drainage easement or providing detention for a 100 year storm event with a two year release rate per the revised COM Storm Water Ordinance. Need to capture as much drainage as practicable on the proposed Old Dobbin Drive to alleviate any potential drainage problems on the existing Old Dobbin Drive drainage system. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects 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.

Mobile Area Water & Sewer System Comments: MAWSS has water or sewer services available.

The plat illustrates the proposed 11.2± acre, 22 lot subdivision, which is located at the West terminus of Old Dobbin Drive North, extending to the South terminus of Blue Ridge Boulevard, in City Council District 6. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create 22 lots of record from two metes and bounds parcels, one of which being a child of Parcel #R023303053000001. Typically what is recommended is that all child parcels be included in the subdivision process. However, of the 43 child parcels, approximately 35 are part of Ashville Subdivision, Unit One, and those that remain appear to have changed ownership multiple times. Thus, the Commission may find justification in waiving this requirement.

As illustrated, the subdivision involves the creation of new streets, including connections to existing street stubs from Ashville Subdivision to the North and Carriage Hills Unit 2 to the East; all streets must be constructed and dedicated to City Engineering Standards.

As illustrated on the plat, Lots 8, 15, and 17 each have just less than 60' of frontage; however they are 60' in width at the minimum building setback line, compliant with Section V.D.2. of the Subdivision Regulations. Thus, all lots within the subdivision have adequate frontage on a minor street with sufficient right-of-way. A note should be placed on the final plat stating that all lots, including corner lots, are limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

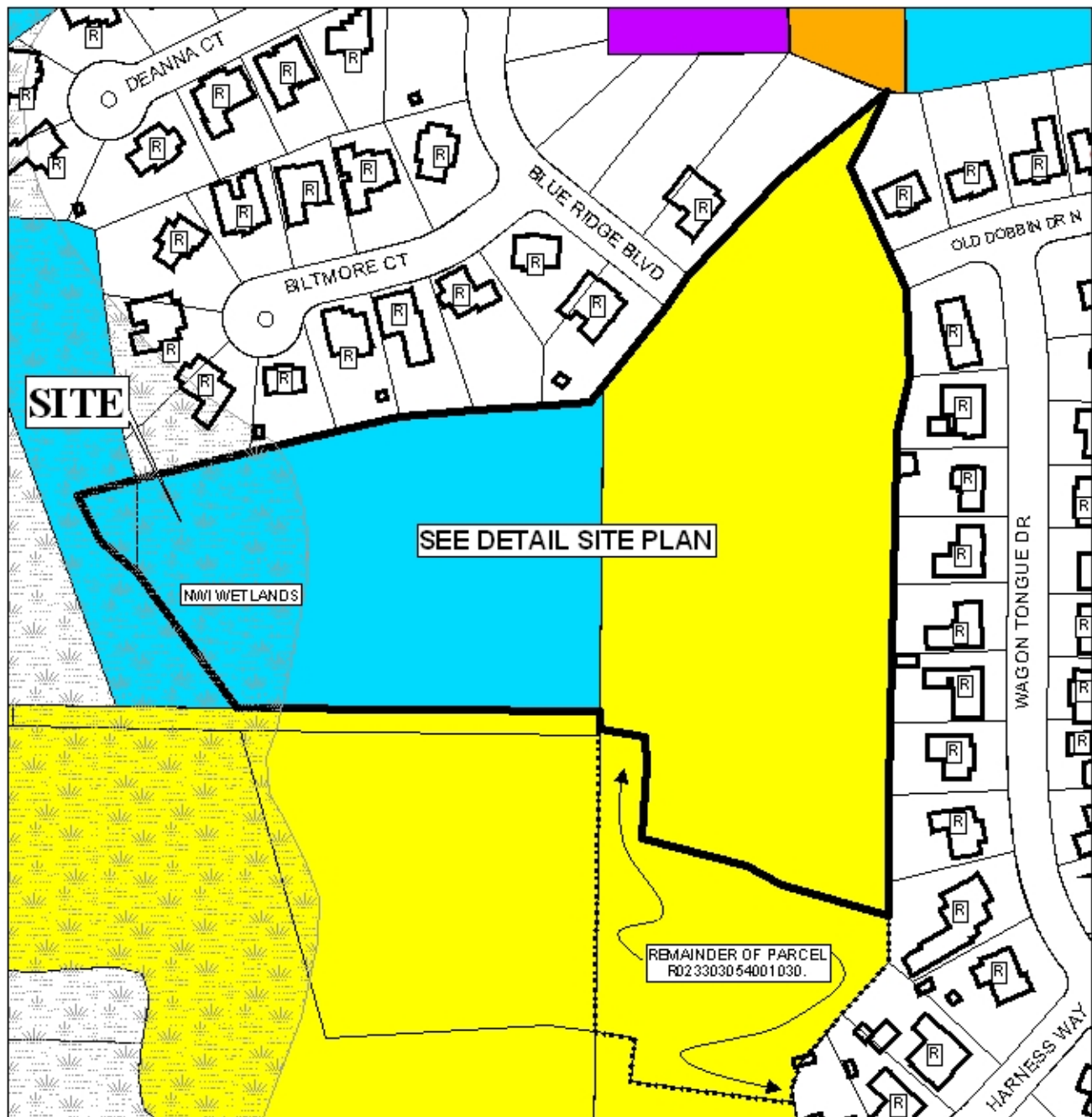
It should be noted that the subject site is split-zoned (R-2, Two-Family Residential and B-1, Buffer Business) and completely surrounded by residential zoning, with access to the site is through two established single-family neighborhoods. Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments. With that said, it is important to point out that B-1, Buffer Business Districts allow such uses as professional offices, studios, and automobile storage. Therefore, it is recommended that this application be held over to allow the applicant to submit an application to rezone the subdivision to R-1, Single-Family Residential in order to preserve the residential character of the neighborhood.

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.

Based on the preceding, it is recommended that this application be held over until the November 20th meeting to allow the applicant to address the following:

- 1) submittal of a rezoning application by no later than November 6th;
- 2) placement of a note on the final plat stating that all lots, including corner lots, are limited to one curb cut each, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) the construction and dedication of the new streets to City Engineering standards and acceptance by City Engineering prior to signing the final plat; and
- 4) subject to City Engineering comments: *(Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement, a private drainage easement or providing detention for a 100 year storm event with a two year release rate per the revised COM Storm Water Ordinance. Need to capture as much drainage as practicable on the proposed Old Dobbin Drive to alleviate any potential drainage problems on the existing Old Dobbin Drive drainage system. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property).*

AMELIA WOODS SUBDIVISION, PHASE ONE



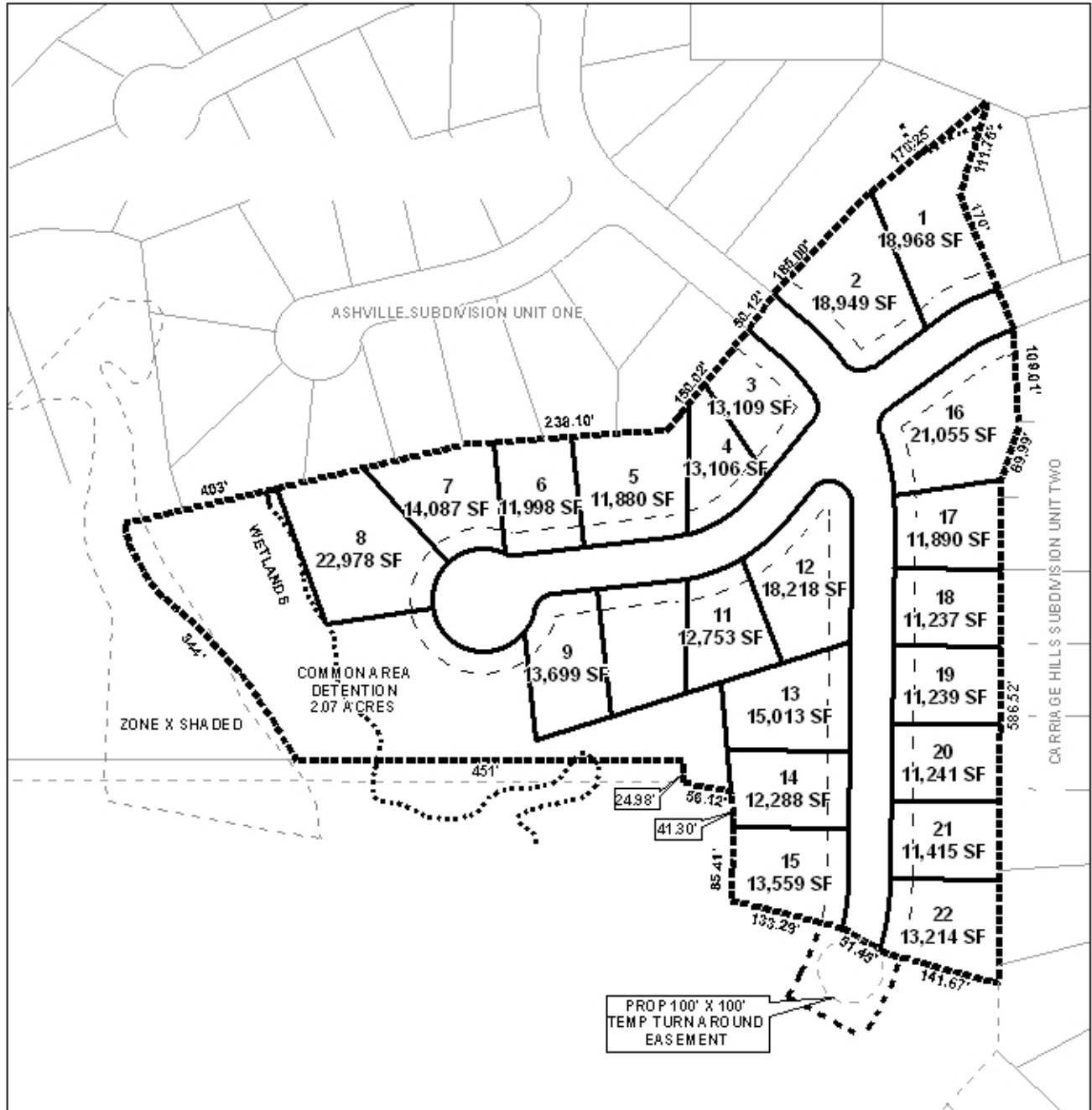
APPLICATION NUMBER 24 DATE October 16, 2008

LEGEND

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



DETAIL SITE PLAN



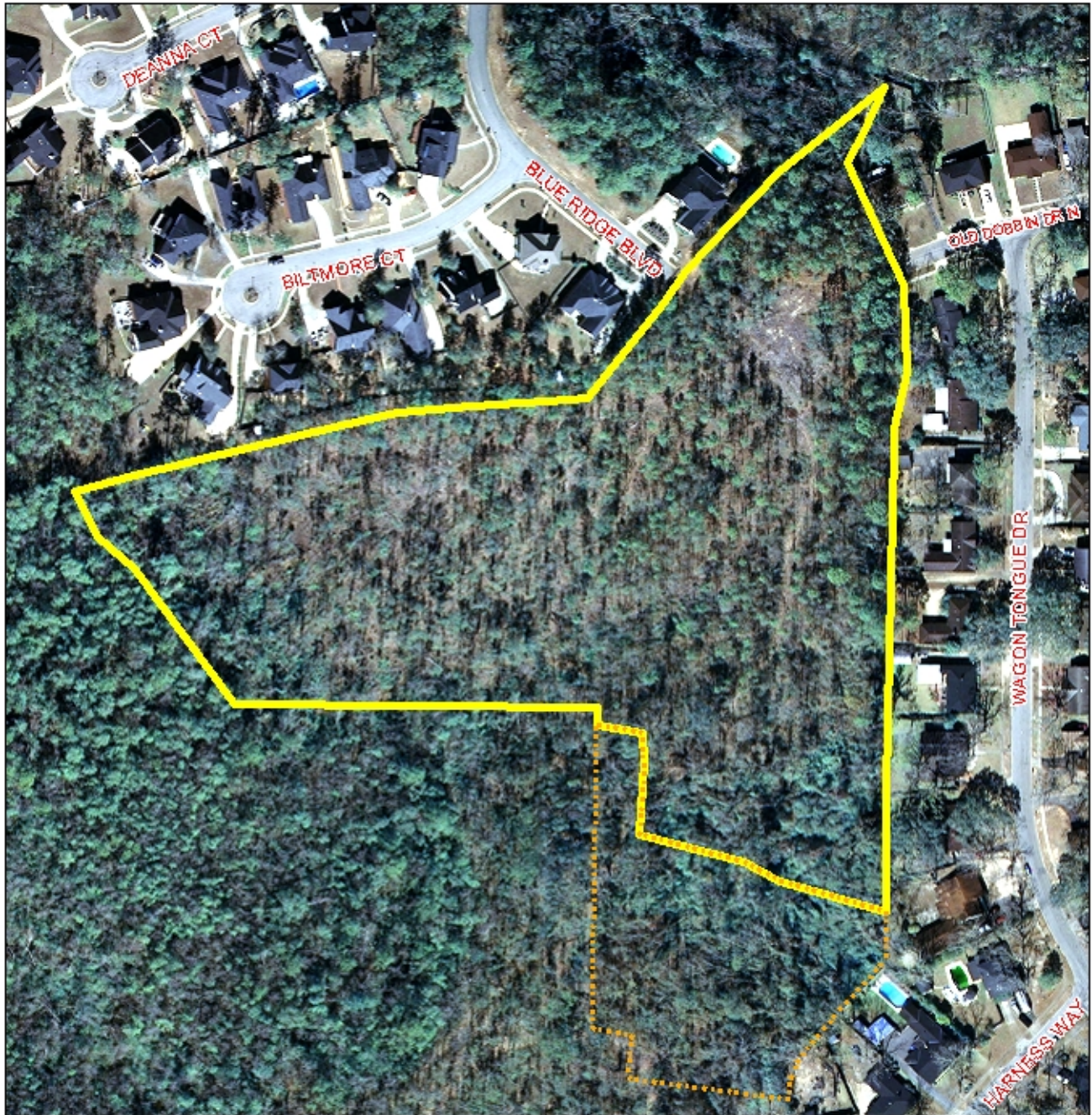
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APPLICANT Amelia Woods Subdivision, Phase One

REQUEST Subdivision



AMELIA WOODS SUBDIVISION, PHASE ONE



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