

WOODSIDE SUBDIVISION, UNIT NINE

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

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate. All projects within the Mobile County Fire Jurisdiction must comply with the 2006 International Fire Code, as adopted.

The plat illustrates the proposed 52 lot, 18.3 ± acre subdivision which is located on the West terminus of Woodside Drive North, extending South to the North side of Barnes Road, 800'+ East of its West terminus. The applicant states that the subdivision is served by public water and sewer systems.

The purpose of the application is to create a 52-lot subdivision from multiple metes and bounds parcels.

The site extends west from Woodside Drive North, and the southern extension of Destinee Nicole Drive, each of which has a 50' right-of-way. The application involves the creation of new streets, which should be constructed to Mobile County standards and dedicated to Mobile County.

The site abuts a large, undeveloped, landlocked parcel to the East, which is currently used as a borrow pit and is owned by another party; while there is an access easement to the parcel, a street stub to the East should nevertheless be provided, in accordance with Section V.B.1 of the Subdivision Regulations.

This unit, Unit Nine, connects to the existing units of Woodside. Per the understanding between the developer and staff during the review of Unit Eight, an additional point of access is being proposed for the Woodside Subdivision through a street connecting to Barnes Road. Provision of this access will finally result in compliance with the conditions in the letters of decision for Units Six and Seven. As it is possible that Unit Nine will be completed and recorded in phases, the developer should ensure that the first phase of Unit Nine provides the connection to Barnes Road prior to the recording of any other phases or future units.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat, if approved.

While the site is in Mobile County, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Planning Section of Urban Development prior to the signing of the final plat, if approved.

Common areas and detention areas are shown on the plat; a note should be placed on the final plat stating that maintenance of the common areas and detention areas shall be the responsibility

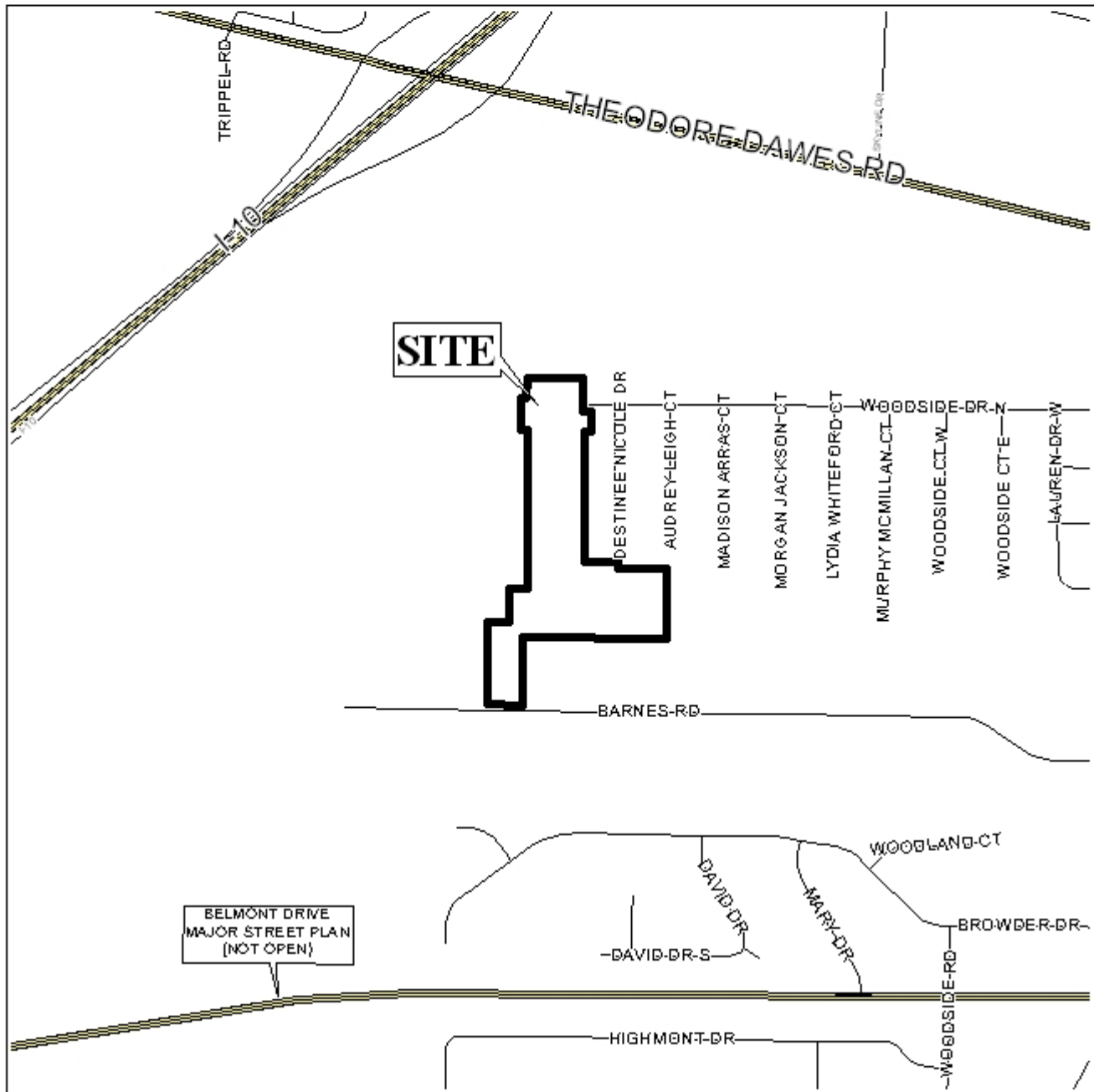
of the property owners. If additional detention areas are provided in order to comply with the City of Mobile storm water and flood control ordinances, they should also be labeled as common areas.

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 plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) the construction to Mobile County standards and dedication of the new streets to Mobile County;
- 2) the provision of a public street connection to Barnes Road in the first phase of Unit Nine, prior to the recording of any other phase of Unit Nine, or any other future unit;
- 3) the provision of a street stub to the undeveloped parcel to the East;
- 4) the depiction of the 25-foot minimum building setbacks, as required in Section V.D.9. of the Subdivision Regulations;
- 5) the labeling of all common areas, including storm water detention areas, and the placement of a note on the final plat stating that maintenance of common areas shall be the responsibility of the property owners;
- 6) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the storm water detention, drainage facilities, and release rate comply with the City of Mobile storm water and flood control ordinances, prior to the signing and recording of the final plat for each phase;
- 7) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information; and
- 8) 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 Regulations.

LOCATOR MAP



APPLICATION NUMBER 28 DATE August 16, 2007

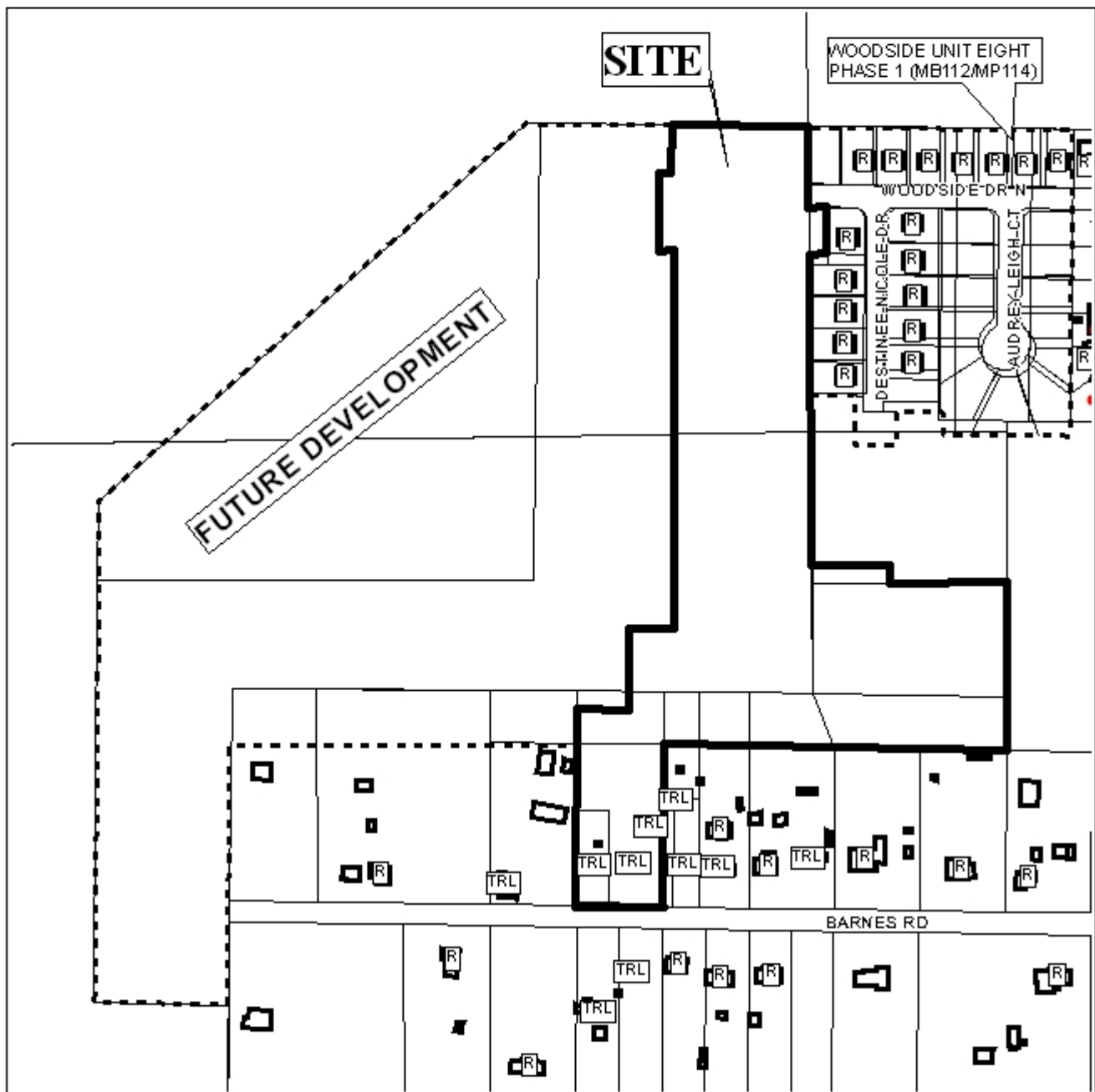
APPLICANT Woodside Subdivision, Unit Nine

REQUEST Subdivision



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WOODSIDE SUBDIVISION, UNIT NINE



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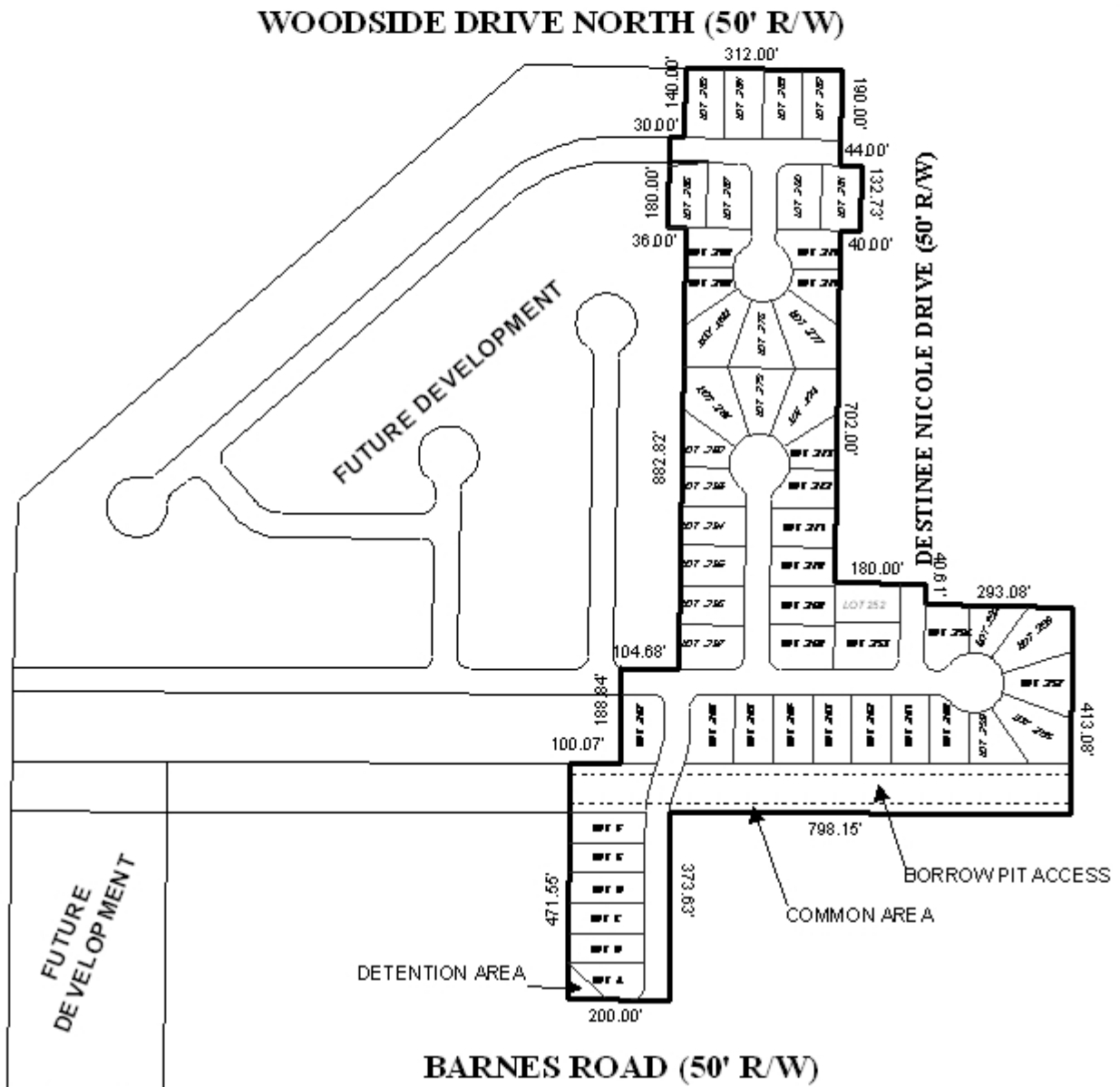
LEGEND

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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DETAIL SITE PLAN



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