

# **WOODSIDE SUBDIVISION MASTER DEVELOPMENT PLAN**

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

The plat depicts the overall circulation plan for Woodside subdivision, which consists of 310 acres. The site is served by public water and sanitary sewer.

This is a general overall Master Development Plan for a large metes and bounds parcel, which received Tentative Approval in August 2003; however, an additional access point is provided, hence this new application. It should be noted that the general street layout is shown; however, the individual lots will require a new application(s) to the Planning Commission.

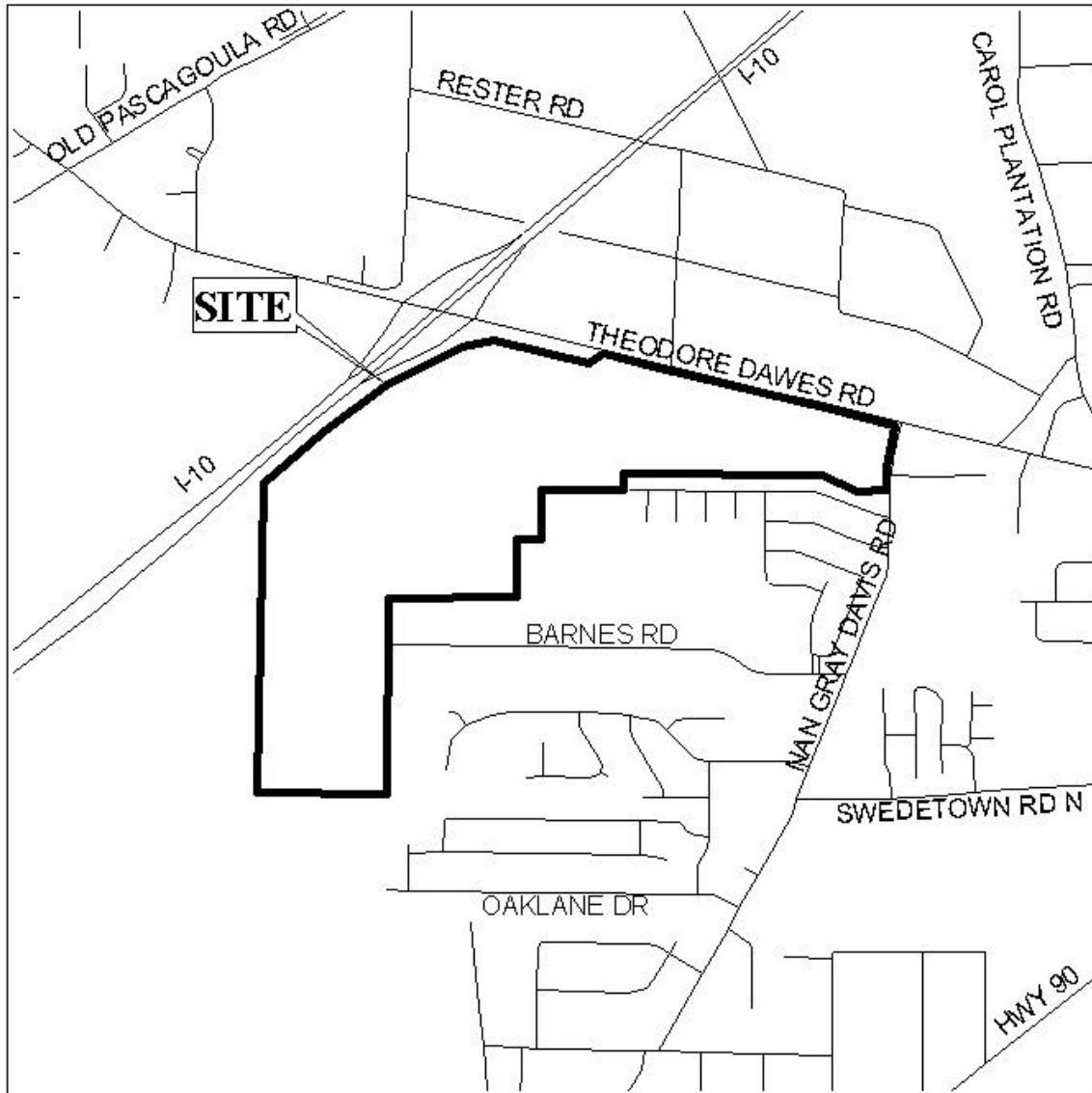
The Master Plan approved in 2003 included the properties to the North and West which are within the heavy dashed line illustrated on the Vicinity Map. The portion currently under review is the "detail site plan." The site is proposed for residential development and the street layout will now connect with Barnes Road. (The previous plan did not connect with Barnes.) A street stub to the West is still illustrated and would ultimately connect with a dirt service road along F10, this connection should not be made until the service road is paved to County standards.

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.

It should be noted that there is a 60-foot access easement shown on the detail site plan. This is an existing easement providing access to an existing borrow pit, which is located to the East of the area illustrated on the detail site plan.

The plat meets the minimum requirements for master plan development and is recommended for Tentative Approval subject to the following conditions: 1) no connection with the F10 service road until the service road is paved to County standards; and 2) placement of a note on the final plat stating that any lots that are developed commercially and adjoin residential property must provide buffer in compliance with Section V.A.7., of the Subdivision Regulations.

## LOCATOR MAP

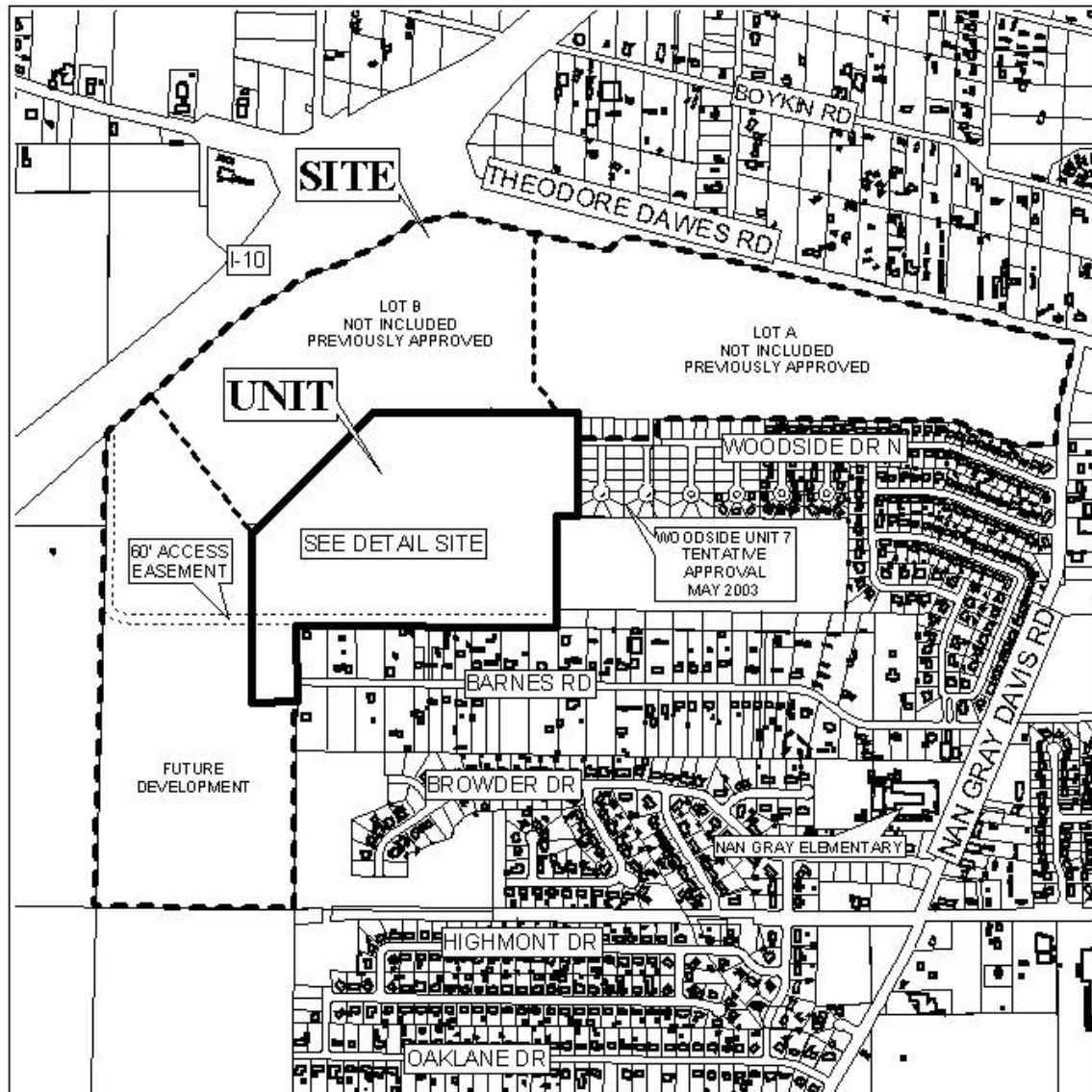


APPLICATION NUMBER 36 DATE January 8, 2004  
APPLICANT Woodside Subdivision, Master Development Plan  
REQUEST Subdivision



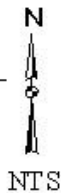
NTS

# WOODSIDE SUBDIVISION MASTER DEVELOPMENT PLAN

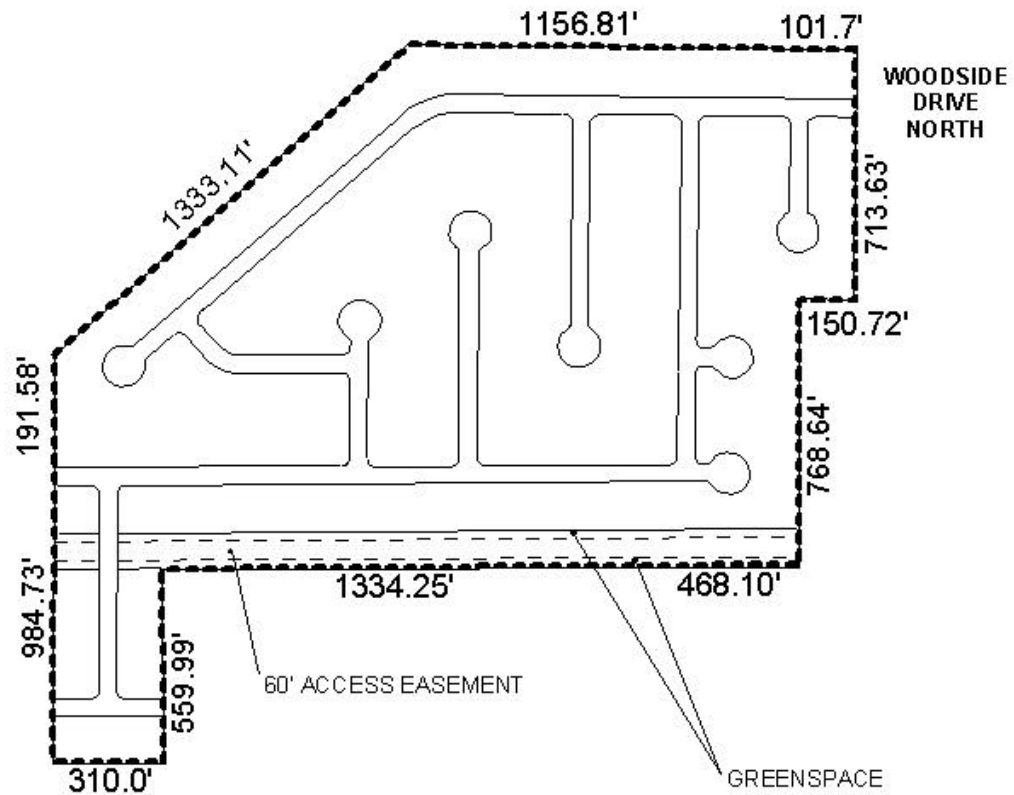


APPLICATION NUMBER 36 DATE January 8, 2004

LEGEND



## DETAIL SITE PLAN



APPLICATION NUMBER 36 DATE January 8, 2004  
APPLICANT Woodside Subdivision Master Development Plan  
REQUEST Subdivision

N  
NTS