

WOODSIDE SUBDIVISION MASTER DEVELOPMENT PLAN

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

The plat illustrates the proposed 11 lot, 310 ± acres subdivision which is located on the Southwest corner of Nan Gray Davis Road and Theodore Dawes Road, and the East side of Interstate 10 to the West termini of Woodside Drive North and Barnes Road. The subdivision is served by public water and sewer.

This is a general overall Master Development Plan for a large metes and bounds parcel. The purpose of this application is to eliminate the requirement for a street stub to the North in the vicinity of Lots 176-180 (see detail), as the lot (Lot A) will be developed commercially.

Theodore Dawes Road, which is a planned major street, has an existing right-of-way in compliance with the Major Street Plan. However, as a means of access management, the placement of a note on the final plat stating that curb cuts for Lots A and B must be approved by County Engineering, should be required.

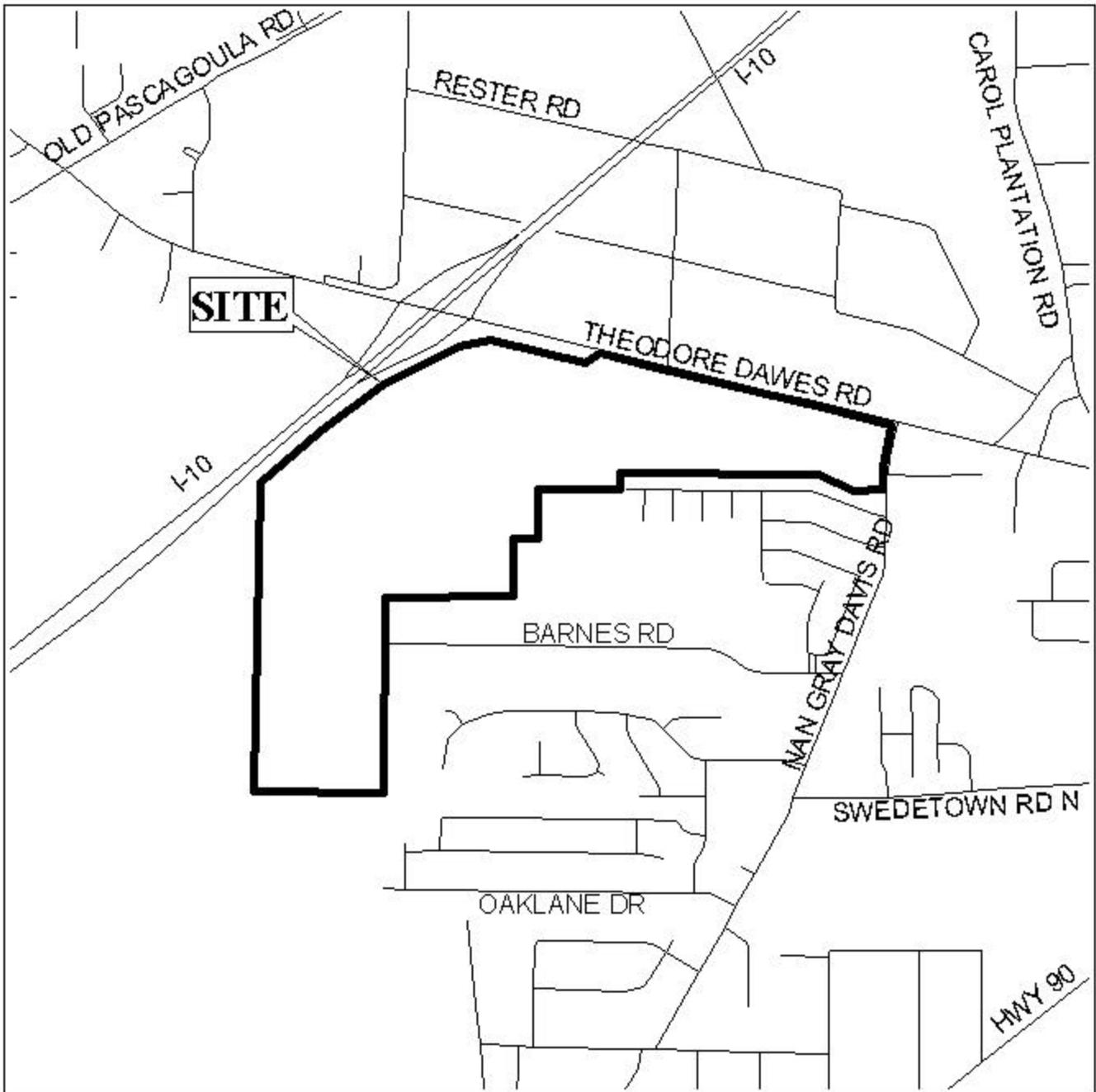
Detention/common areas are shown, thus the placement of a note on the final plat stating that maintenance of all common/detention areas shall be the responsibility of the property owners, should be required. Additionally, Lot C exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

The general street layout is shown; however, the individual lots will require a new application(s) to the Planning Commission. Lots B, C, D and E would access a dirt service road and thus should not be recorded until the road is paved to County standards. In the case of Lots C and D, this means that the street connection should not be made until the service road is paved.

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.

With modifications and a waiver of Section V.D.3. (width to depth ratio), the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that the size, number, location and design of all curb cuts on commercial development shall be approved by County Engineering; 2) the placement of a note on the final plat stating that maintenance of all common/detention areas are the responsibility of the property owners; 3) dirt service road be paved to meet County standards prior to the recording of Lots B and E, and/or the connection with the proposed residential streets in Lots C and D; and 4) the 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

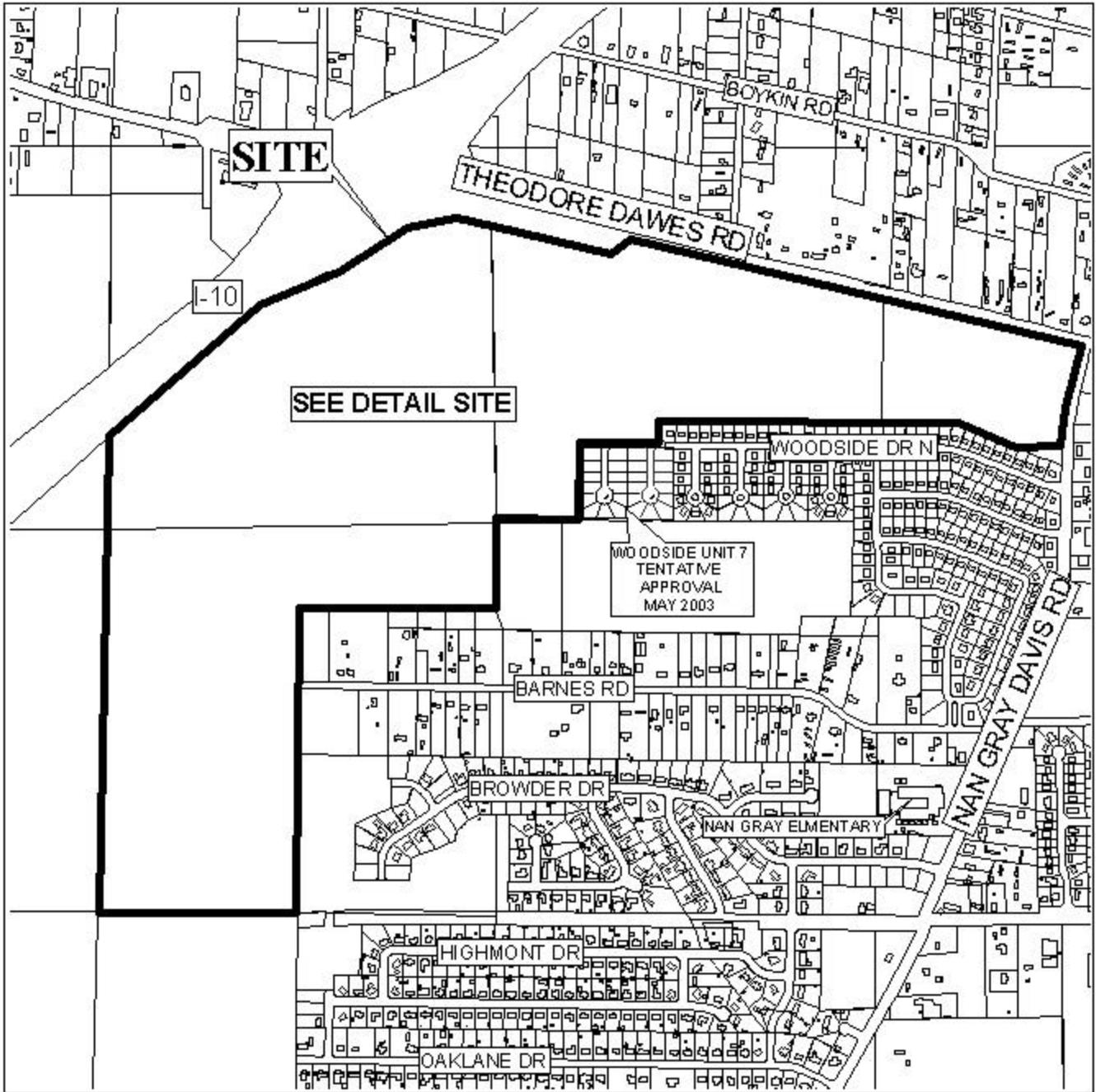


APPLICATION NUMBER 18 DATE August 7, 2003
APPLICANT Woodside Subdivision Master Plan
REQUEST Subdivision



NTS

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LEGEND



NTS

DETAIL SITE PLAN

