

## **WARD WOODS SUBDIVISION**

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

The plat illustrates the 91-lot, 33.12±acre subdivision located at the North terminus of Whitestone Drive. The site is served by public water and sanitary sewer.

The purpose of the application is the creation of a 91-lot subdivision from a portion of a metes and bounds parcel.

The site extends North from the existing terminus of Whitestone Drive, which has a 50' right-of-way. The subdivision involves the creation of new streets and a street stub extending to the undeveloped portion of the parcel to the West; all new streets should be constructed and dedicated. Furthermore, as there is a large undeveloped parcel to the East, a street stub should be provided to the East.

As the plat does not include the entirety of the parent parcel, a revised plat should be required illustrating the entire parcel. The site in question is part of a previously approved, unrecorded subdivision (Eagle Creek), which did include the entire parent tract. While the plat may show how this application will connect to the remainder of the property, the remainder should be included and designated as "future development". The required 25' building setback lines are not shown but would be required on the final plat.

Common areas and a detention area are shown; thus a note should be required on the final plat stating that maintenance of common areas and detention areas shall be the responsibility of the property owners. Furthermore, access easements to the common areas should be shown on the final plat.

The site is located in the County; thus any lots that 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, the application is recommended for holdover to allow the applicant to submit a revised plat including the entire parent parcel.

# LOCATOR MAP



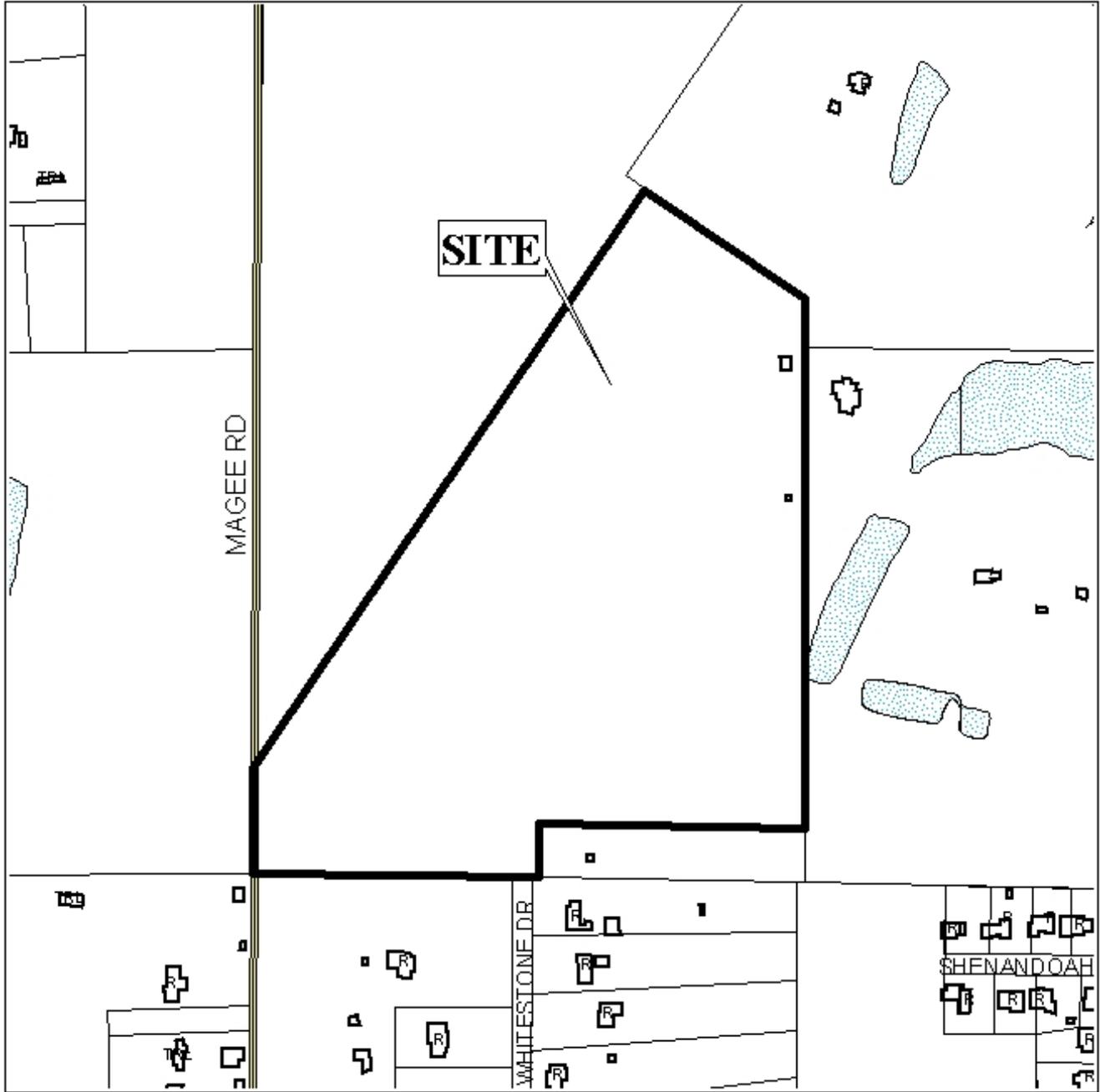
APPLICATION NUMBER 20 DATE June 16, 2005

APPLICANT Ward Woods Subdivision

REQUEST Subdivision



# WARD WOODS SUBDIVISION



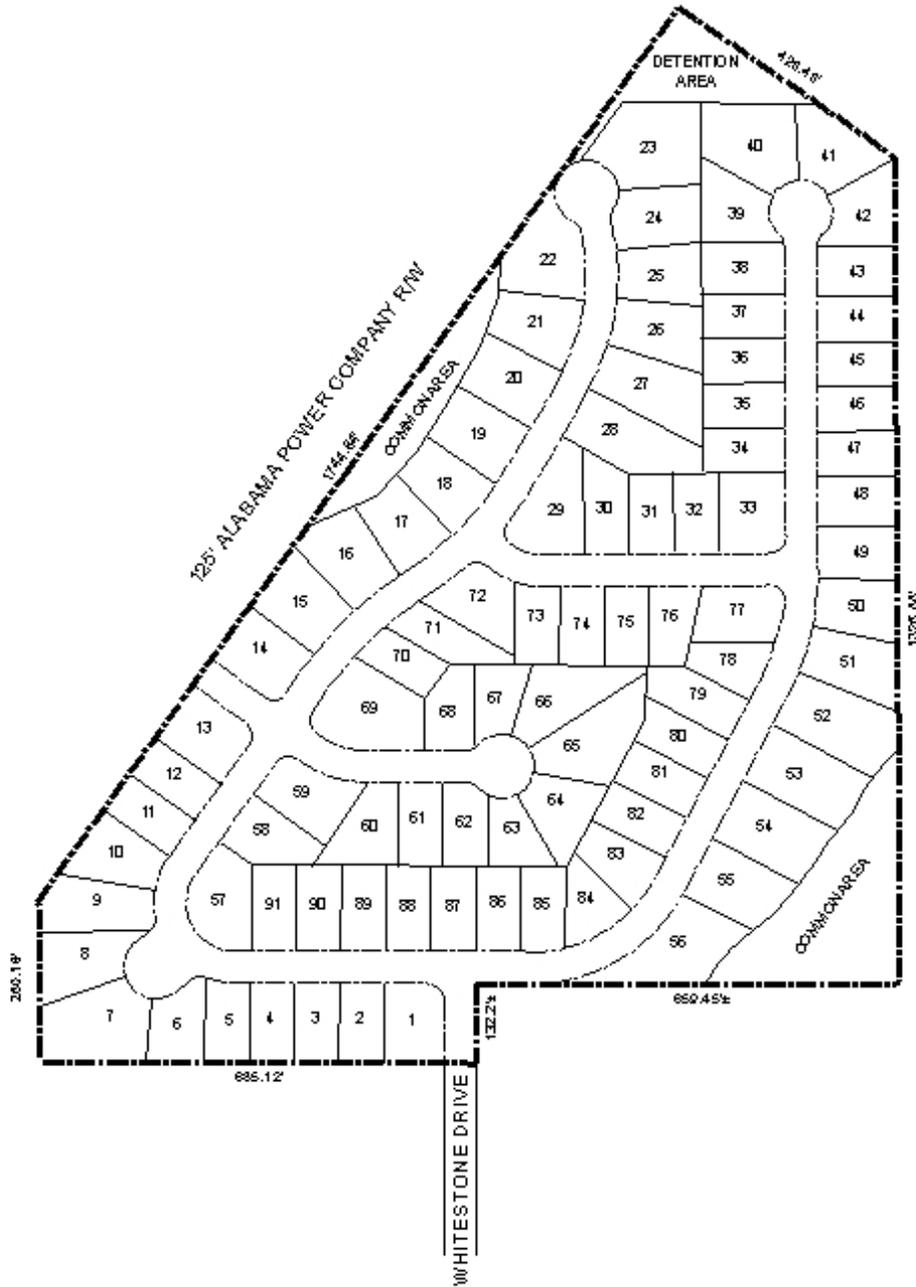
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LEGEND



NTS

# DETAIL SITE PLAN



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