

## **SCOTT PLANTATION SUBDIVISION, UNIT NINE**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

Fire-Rescue Department Comments: No comments submitted.

Mobile Area Water and Sewer System Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 35.8± acre, 86 lot subdivision, which is located on the North side of Johnson Road South at the North terminus of Scott Dairy Loop Road West, extending North then West adjacent to the North side of Scott Plantation Subdivision, Unit 8, within the planning jurisdiction. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create 86 legal lots of record from two recorded legal lots of record of two subdivisions.

This subdivision is in reality a resubdivision of Lot 32 of Saddlebrook Subdivision, Unit Five, and Lot 31, Scott Plantation Subdivision, Unit Eight. All new lots would be on Lot 32, and Lot 31 is proposed as the only access point. Since this is proposed to be the only access, its positioning is critical for traffic flow. The lot is located on the North side of Scott Plantation Drive North, and almost directly in line with Jersey Drive East which terminates on the South side of Scott Plantation Drive North. As illustrated on the preliminary plat, the proposed right of way through the vacant lot does not align with that of Jersey Drive East, but it could be shifted East to do so. Lot 32, Scott Plantation Subdivision, Unit Eight, would then have to be incorporated into this subdivision to provide a radius at the Northeast corner of the proposed access and Scott Plantation Drive North and to provide a minimum building setback line along the new frontage for that lot. To the West, the East property line on Lot 30, Scott Plantation Subdivision, Unit Eight would suffice for the building setback line, assuming sufficient common area were placed to the East of it. As proposed, the plat makes no allowance for a minimum building setback for the two lots facing the access and indicates approximately 16' of common area between the proposed right-of-way line and the property lines. The plat should be revised to resolve this issue, preferably by the inclusion of Lot 32, Scott Plantation Subdivision, Unit Eight in this subdivision.

The plat indicates only one access stub to an adjacent parcel to the North. However, there are three adjacent parcels to the North, and the plat should be revised to provide an access through

proposed Lot 56, which would create an additional stub to the undeveloped property to the North.

The proposed subdivision has several cul-de-sacs without central medians, all indicated to have 100' diameter rights-of-way. The 2003 International Fire Code requires a 120' diameter for cul-de-sacs without a central median. Therefore, the plat should be revised to indicate 120' diameters on all cul-de-sacs with revisions to the building setback lines and lot sizes for all lots affected by the increased diameters required.

Due to the above-mentioned issues, a complete review of this application cannot be done. Based on the preceding, it is recommended that this application be heldover to the meeting of November 5<sup>th</sup> to allow the applicant to address the following:

- 1) revision of the plat to align the access right-of-way via Lot 31, Scott Plantation Subdivision, Unit Eight with the right-of-way of Jersey Drive East and to provide a minimum building setback line along the access for Lot 32, Scott Plantation Subdivision, Unit Eight;
- 2) revision of the plat to provide an additional access stub to the undeveloped property to the North through proposed Lot 56; and
- 3) revision of the plat to provide 120' diameters for the rights-of-way on all cul-de-sacs with revisions to the minimum building setback lines and lot sizes for all lots affected by the increased diameters required.

***Revised for the November 5<sup>th</sup> meeting:***

*This application was heldover at the October 1<sup>st</sup> meeting to allow the applicant to address the following:*

- 1) revision of the plat to align the access right-of-way via Lot 31, Scott Plantation Subdivision, Unit Eight with the right-of-way of Jersey Drive East and to provide a minimum building setback line along the access for Lot 32, Scott Plantation Subdivision, Unit Eight;*
- 2) revision of the plat to provide an additional access stub to the undeveloped property to the North through proposed Lot 56; and*
- 3) revision of the plat to provide 120' diameters for the rights-of-way on all cul-de-sacs with revisions to the minimum building setback lines and lot sizes for all lots affected by the increased diameters required.*

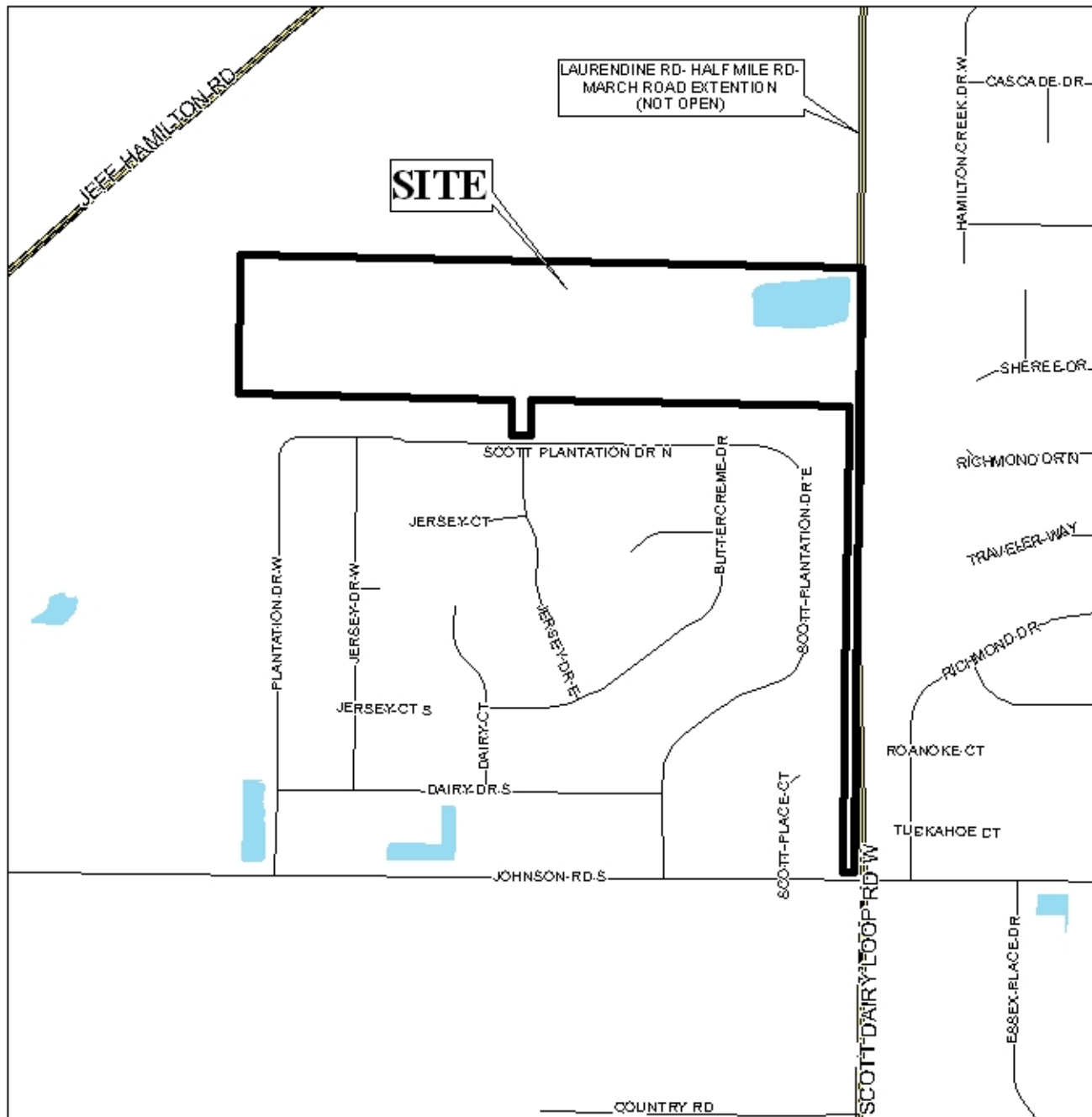
*A revised plat was submitted addressing the above. However, since that time, the City Legal Department has determined that in order for the applicant to utilize Lot 31, Scott Plantation Subdivision, Unit Eight as access to the proposed subdivision, all of Scott Plantation Subdivision, Unit Eight must be included to resubdivide said Lot 31 into the proposed subdivision. This will entail a revised plat including Unit Eight with all property owners in that unit agreeing to be included. Also, a revised public notification will be required to include all property owners involved and all property owners adjacent to and across streets from both Unit*

*Eight and the proposed subdivision site. As this application has already been heldover once and an extensive revision is required for further consideration, it would stand that denial as currently submitted would be in order.*

*Based upon the preceding, this application is recommended for denial for the following reasons:*

- 1) Scott Plantation Subdivision, Unit Eight must be included in order to resubdivide Lot 31 of that unit into this subdivision per a determination by the City of Mobile Legal Department.*

# LOCATOR

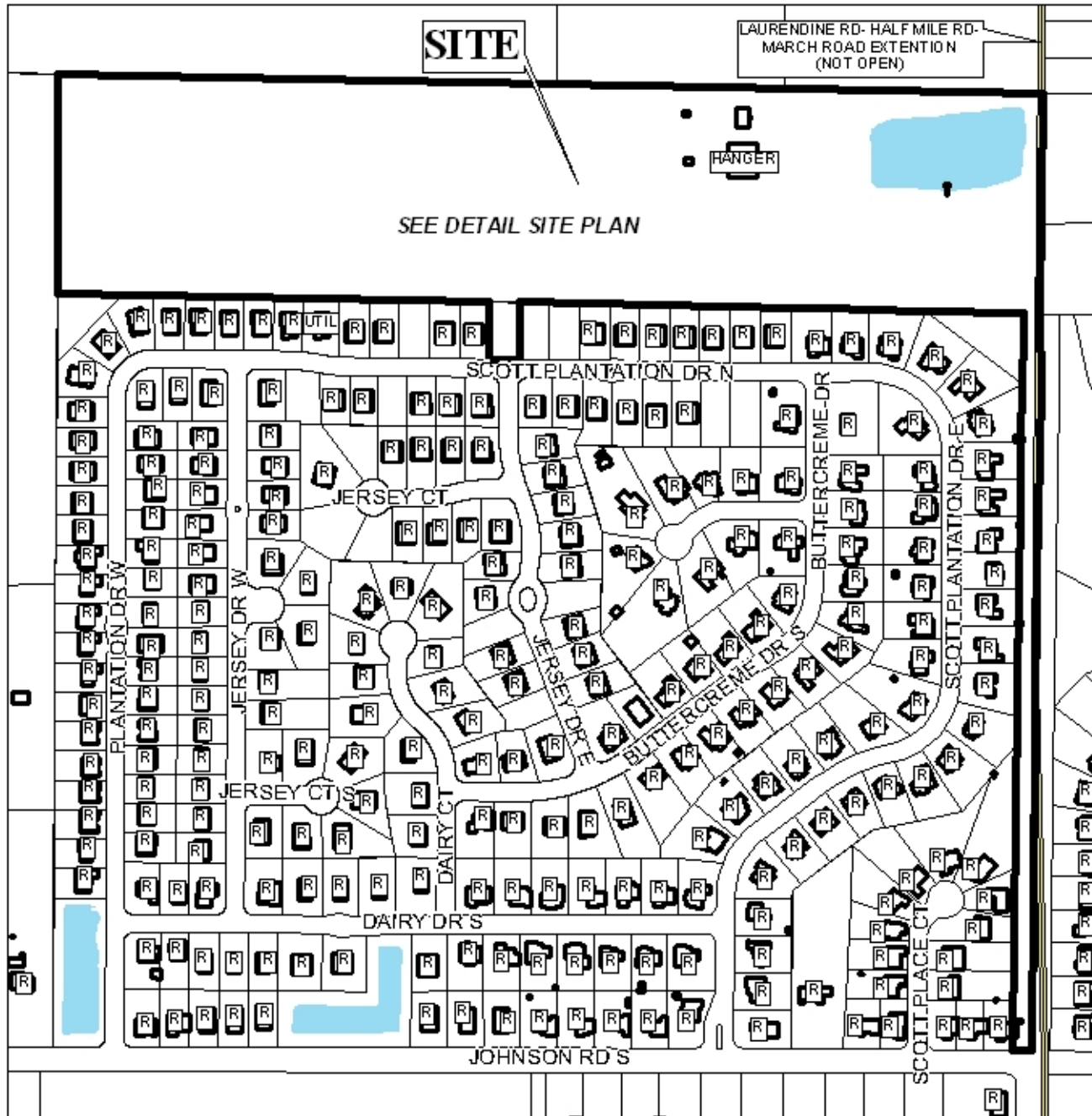


APPLICATION NUMBER 2 DATE November 5, 2009

APPLICANT Scott Plantation Subdivision, Unit Nine

REQUEST Subdivision

# SCOTT PLANTATION SUBDIVISION, UNIT NINE



APPLICATION NUMBER 2 DATE November 5, 2009

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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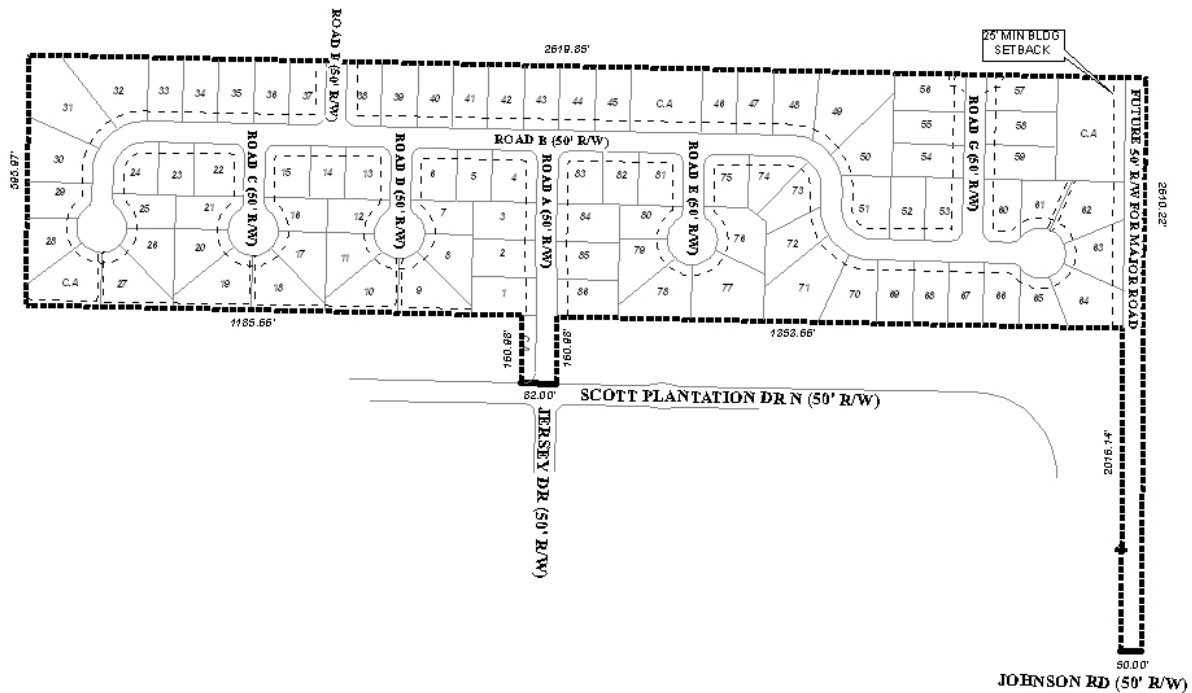
# SCOTT PLANTATION SUBDIVISION, UNIT NINE



APPLICATION NUMBER 2 DATE November 5, 2009



# DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE November 5, 2009

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REQUEST Subdivision



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