

SCOTTISH HIGHLANDS SUBDIVISION

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: Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction, fall under the State or County Fire Code (2012 International Fire Code).

MAWSS Comments: MAWSS has **no** water or sewer services available. Both water and sewer would have to be extended to this property.

The preliminary plat illustrates the proposed 32-lot, 11.0± acres subdivision located at the West side of Sollie Road, at the West terminus of Warrington Drive, within the Planning Jurisdiction. The applicant indicates the subdivision is served by public water and sanitary sewer systems.

The site was originally considered as part of the larger Woodcreek Subdivision, a proposed 371-lot, 141± acres subdivision approved at the July 5, 2007 meeting of the Planning Commission. The request was allowed to expire and the applicant now wishes to create 32 legal lots of record and 1.37± acres of common area from one (1) metes-and-bounds parcel.

The proposed subdivision is accessed by Sollie Road, a planned major street with curb and gutter requiring 100' of right-of-way per the recently adopted Major Street Plan. The preliminary plat also illustrates the proposed construction of Scottish Highlands Drive, a minor street with curb and gutter requiring 50' of right-of-way. Lots 1, 2 and 32 each have frontage along both Sollie Road and Scottish Highlands Drive, whereas the remaining lots only have frontage along Scottish Highlands Drive. Right-of-way along Scottish Highlands Drive is depicted as being sufficient, thus no additional dedication should be required; however, the preliminary plat indicates the right-of-way along Sollie Road varies at this location and, as such, should be revised on the Final Plat to dedicate 50' from the centerline of Sollie Road, if approved.

It should be noted that Scottish Highlands Drive terminates as two street stubs in an area labeled "Future Development". Considering phased development is proposed, a preliminary layout of the future phases should be included as part of the application. As each phase develops, if approved, and if required by Mobile County Engineering, temporary turn-arounds in compliance with Sections V.B.6. and V.B.14 of the Subdivision Regulations regarding closed-end streets and turn-around rights-of-way, respectively, should be illustrated on the Final Plat at the terminuses of Scottish Highlands Drive. Also, the proposed street and its turn-around extensions must be built to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat.

With regards to access management, a note on the preliminary plat states all lots are denied access to Sollie Road and limited to one (1) curb cut each to “streets within the subdivision.” If approved, the note should be revised on the Final Plat to deny access to Sollie Road and limit each lot to one (1) curb cut to Scottish Highlands Drive, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards.

The proposed lots meet the minimum size requirements for lots served by public water and sanitary sewer systems, and are illustrated in square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat; or, provision of a table on the Final Plat providing the same information may suffice.

One common area is provided on the preliminary plat with 20’ of access from Scottish Highlands Drive, and is appropriately labeled in square feet and acres. This information should be retained on the Final Plat, if approved. A note iterating maintenance of the common area is the responsibility of the property owners is also provided and should be retained on the Final Plat, if approved.

The area labeled “Future Development” consists of the remainder of the parcel from which the 32 lots and common area are proposed to be subdivided, but its dimensions are not labeled. If approved, the Final Plat should be revised to provide the size of the future development area in both square feet and acres; or, provision of a table on the Final Plat providing the same information may suffice. And, as previously mentioned, a preliminary layout of future phases should also be provided.

Per Section V.D.9. of the Subdivision Regulations, the 25’ minimum building setback line is illustrated along all street frontages to which the proposed lots abut, but is not illustrated along Sollie Road where the future development area has frontage. As such, revision of the plat to illustrate the 25’ minimum building setback line along all street frontages should be required, if approved, adjusted for any required dedication(s).

Multiple easements are illustrated on the plat, including: a 10’ fence and landscape easement along Sollie Road; a 7.5’ drainage easement at the rear property lines of Lots 2-14; a 10’ drainage easement at the rear property lines of Lots 18-32; and two (2) 45’ radius temporary turn-around easements at the front property lines of Lots 13, 14, and 15, and along Scottish Highlands Drive where the proposed common area can be accessed. A note iterating no structures shall be built in any easement is provided on the preliminary plat and should be retained on the Final Plat, if approved.

In being a portion of a proposed larger development, the site will have to comply with the City of Mobile stormwater and flood control ordinances. If approved, a letter from a licensed engineer certifying compliance with the City’s storm water and flood control ordinances should be submitted to the Planning and Zoning Department prior to the signing of the Final Plat for each development area.

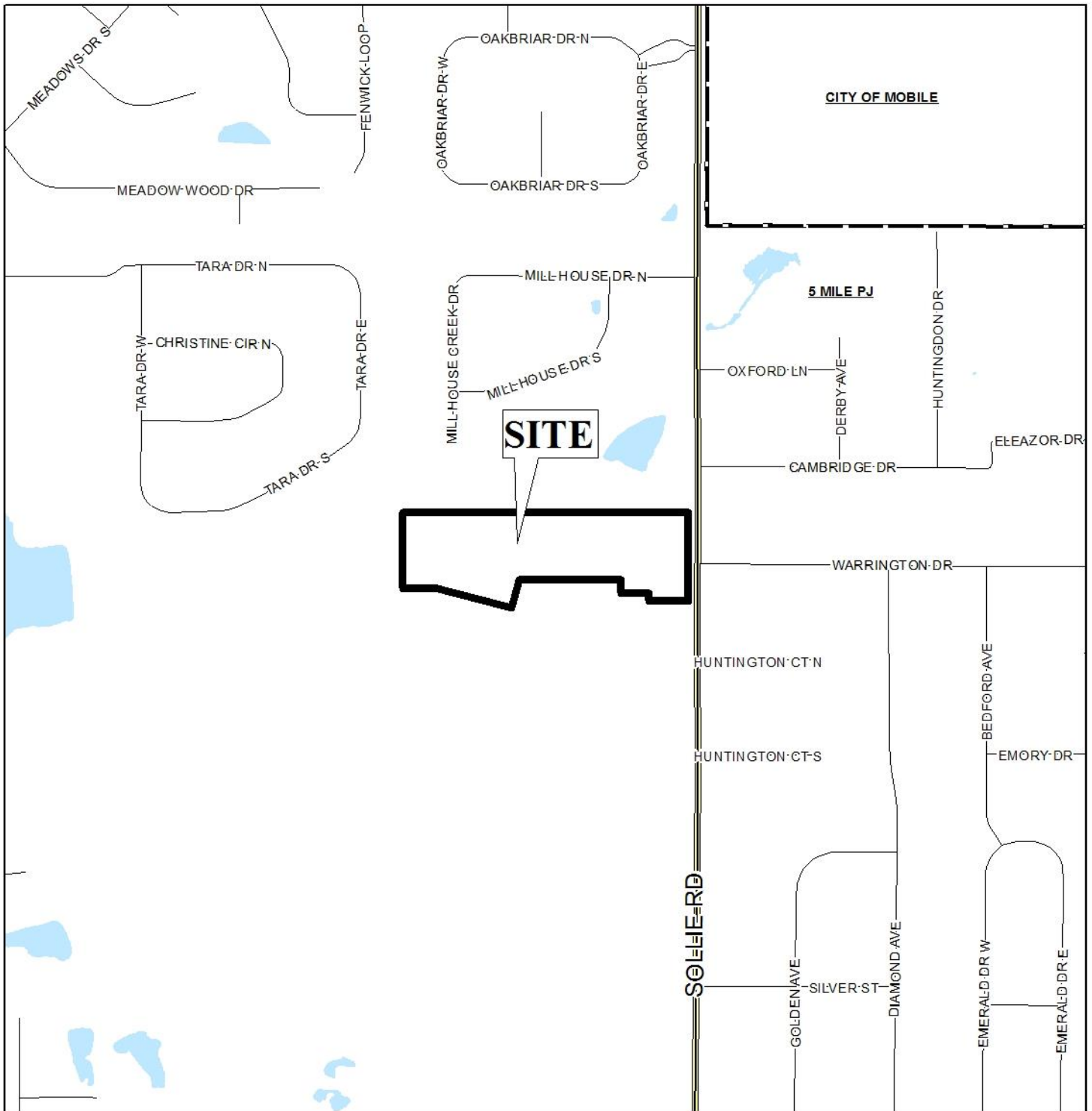
This site is located in the County; therefore, any lots which are developed commercially and adjoin residentially-developed property must provide a buffer in compliance with Section V.A.8. of the Subdivision Regulations. This note appears on the preliminary plat and should be retained on the Final Plat, if approved.

Finally, the geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Additionally, wetlands associated with an adjacent water body occur on a portion of the site. As such, the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities. Two notes iterating this information are provided on the preliminary plat and should be retained on the Final Plat, if approved.

This application is recommended for Holdover to the December 21st meeting, with materials submitted by December 15th, to allow the applicant to do the following:

- 1) Revise the preliminary plat to show a preliminary layout of the proposed phasing of the future development area.

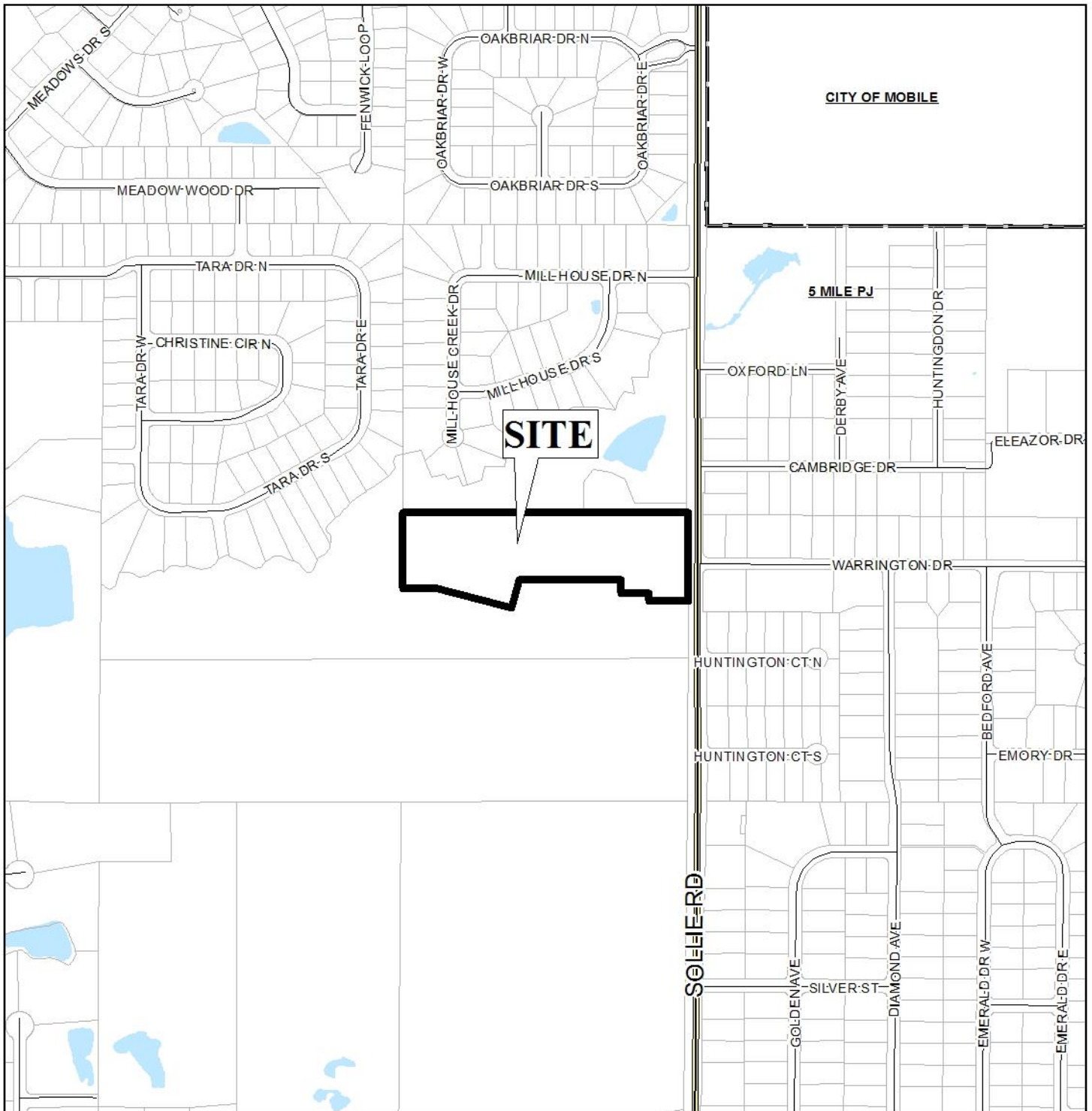
LOCATOR MAP



APPLICATION NUMBER 6 DATE November 16, 2017
 APPLICANT Scottish Highlands Subdivision
 REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE November 16, 2017

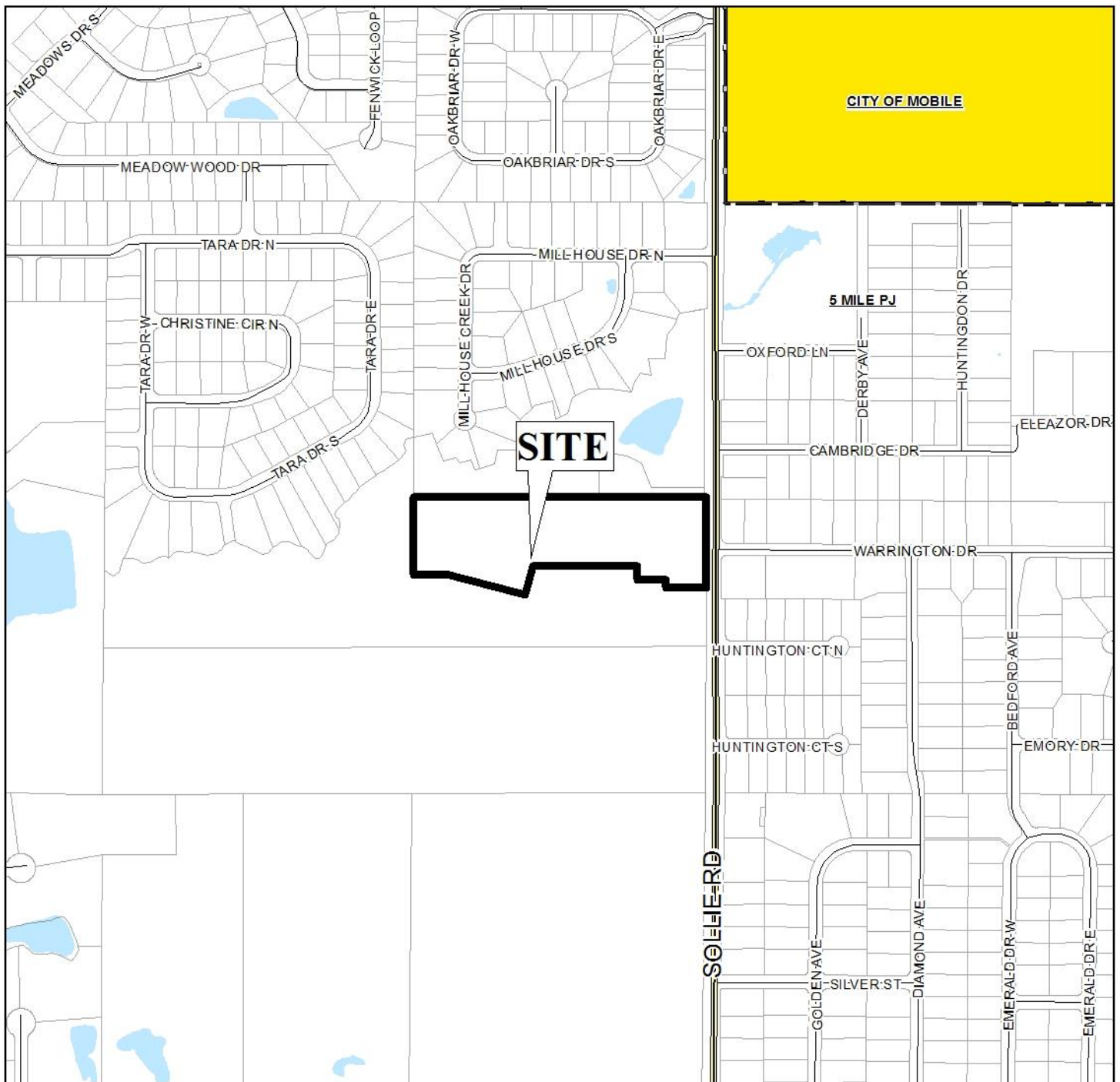
APPLICANT Scottish Highlands Subdivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE November 6, 2017

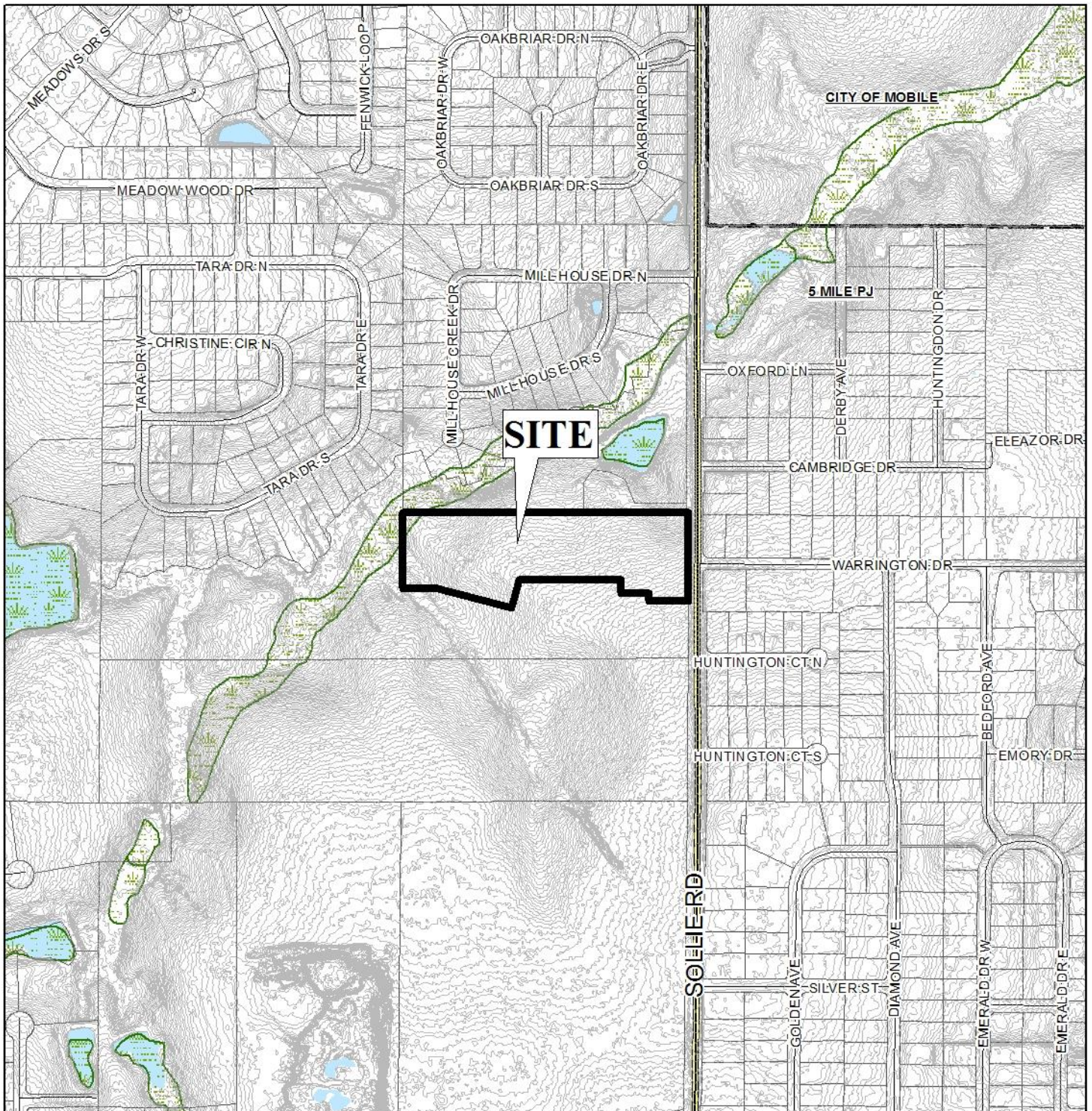
APPLICANT Scottish Highlands Subdivision

REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



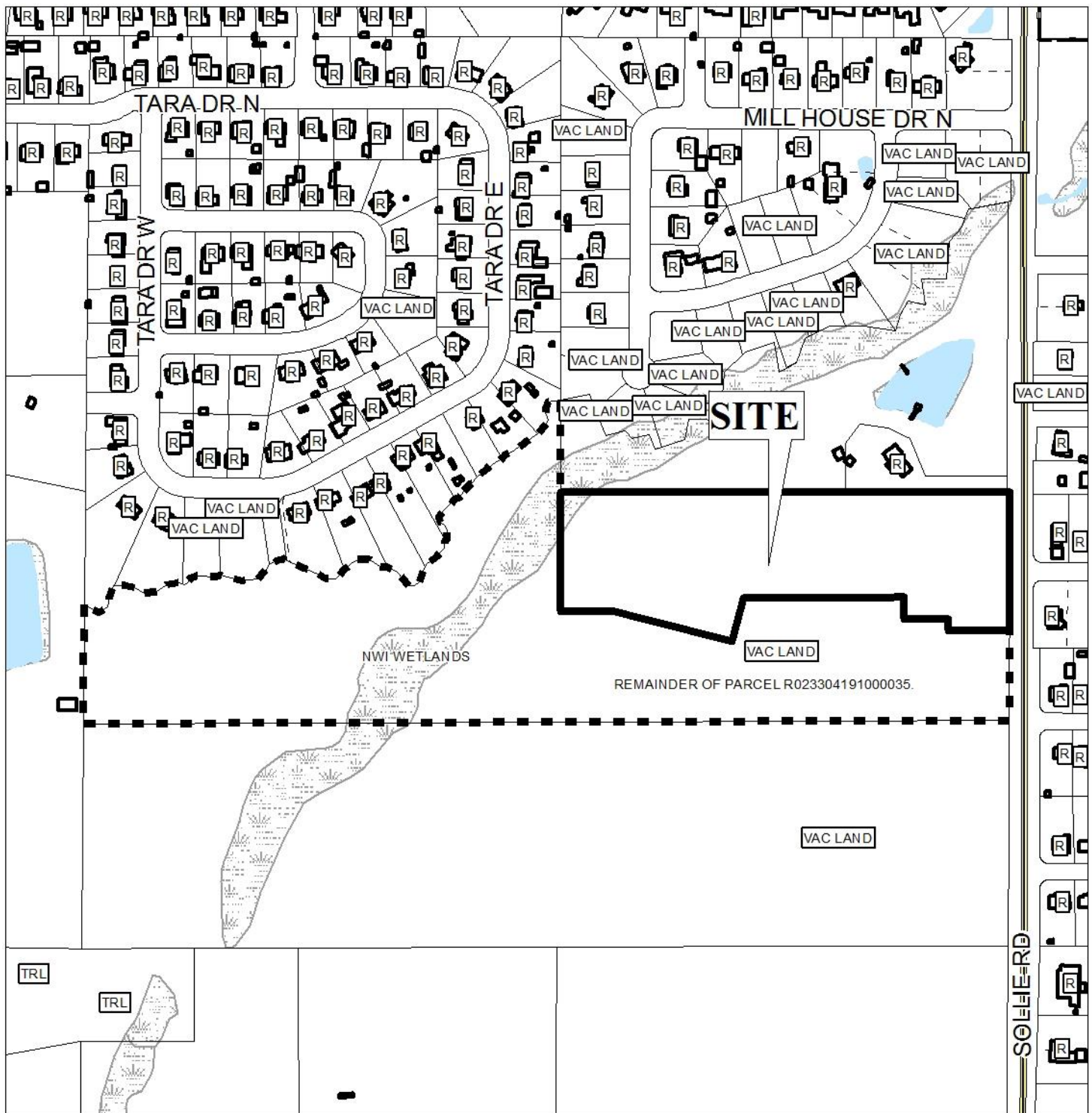
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 6 DATE November 16, 2017
 APPLICANT Scottish Highlands Subdivision
 REQUEST Subdivision



SCOTTISH HIGHLANDS SUBDIVISION

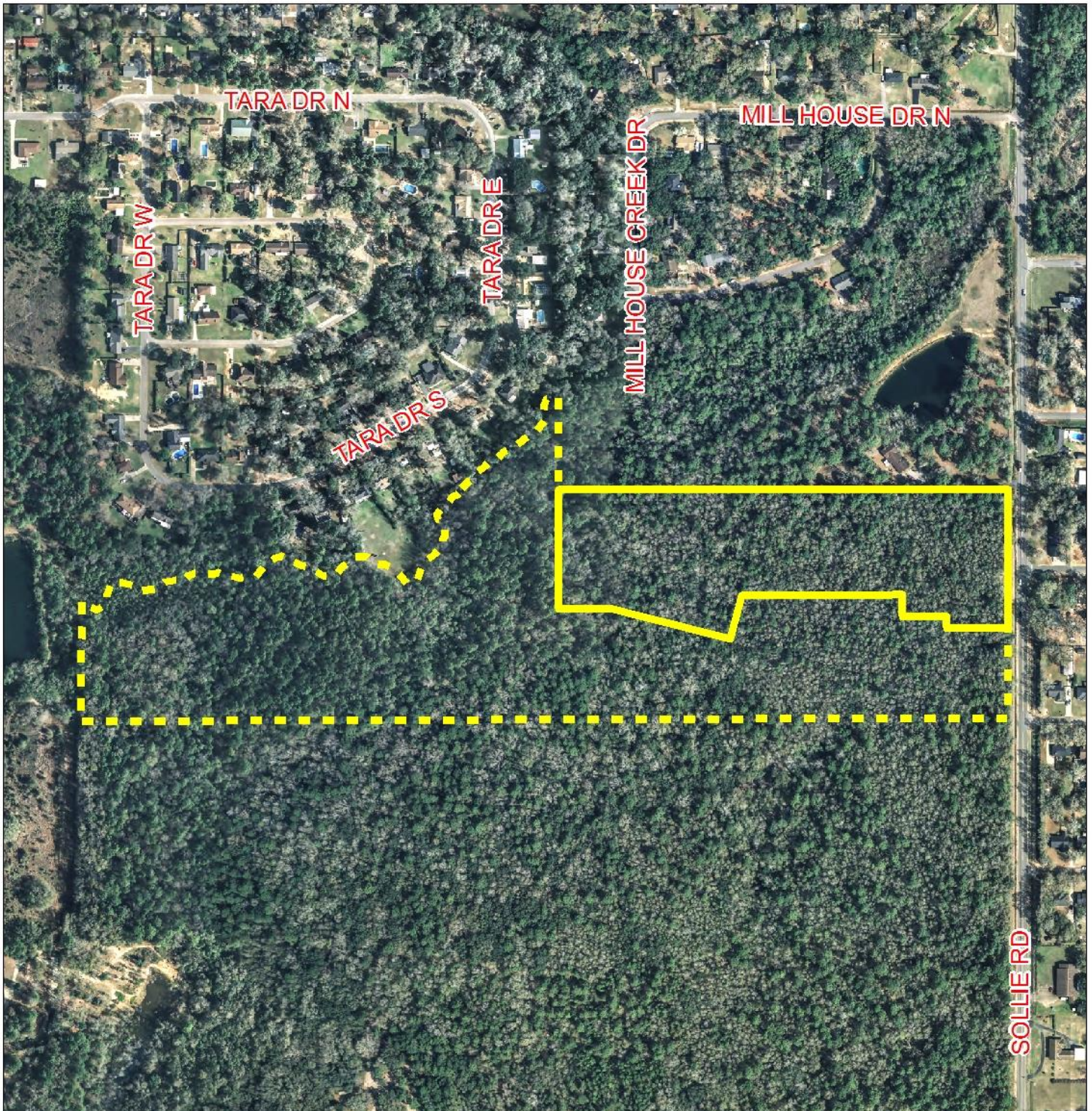


APPLICATION NUMBER 6 DATE November 16, 2017

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



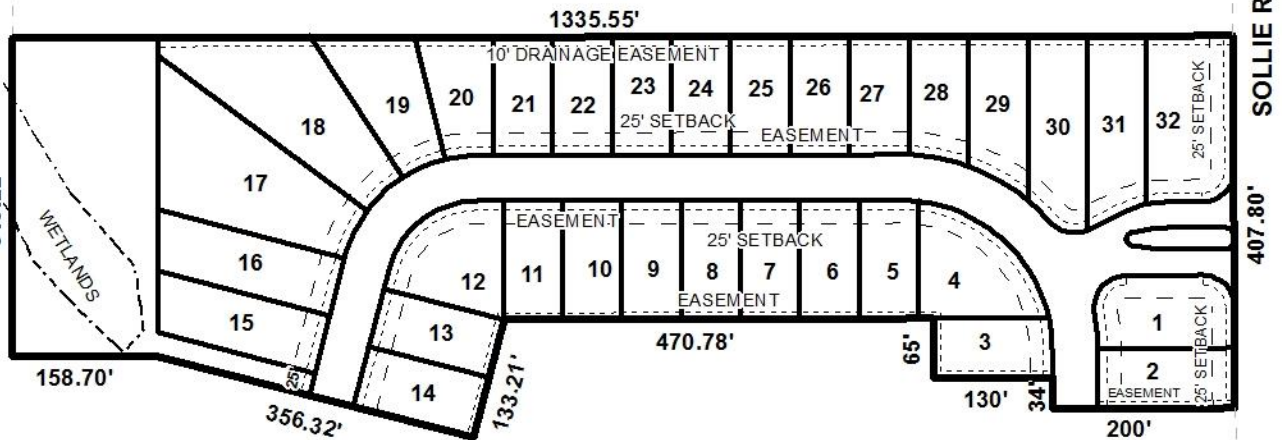
SCOTTISH HIGHLANDS SUBDIVISION



APPLICATION NUMBER 6 DATE November 16, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE November 16, 2017
APPLICANT Scottish Highlands Subdivision
REQUEST Subdivision

