

SADDLEBROOK SUBDIVISION, UNIT FOUR

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 28-lot, 11.4± acre subdivision which is located at the North termini of Saddlebrook Drive East, Downing Way, and Saddlebrook Drive West, extending to the South terminus of Scenic Park Drive and is located within the Planning Jurisdiction. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a 28-lot subdivision from a metes and bounds parcel.

This subdivision was initially approved by the Commission in 2003 as Saddlebrook Subdivision, Units 3 and 4. The County Commission accepted the road right-of-way in 2005; therefore, Unit 3 was recorded in Probate Court.

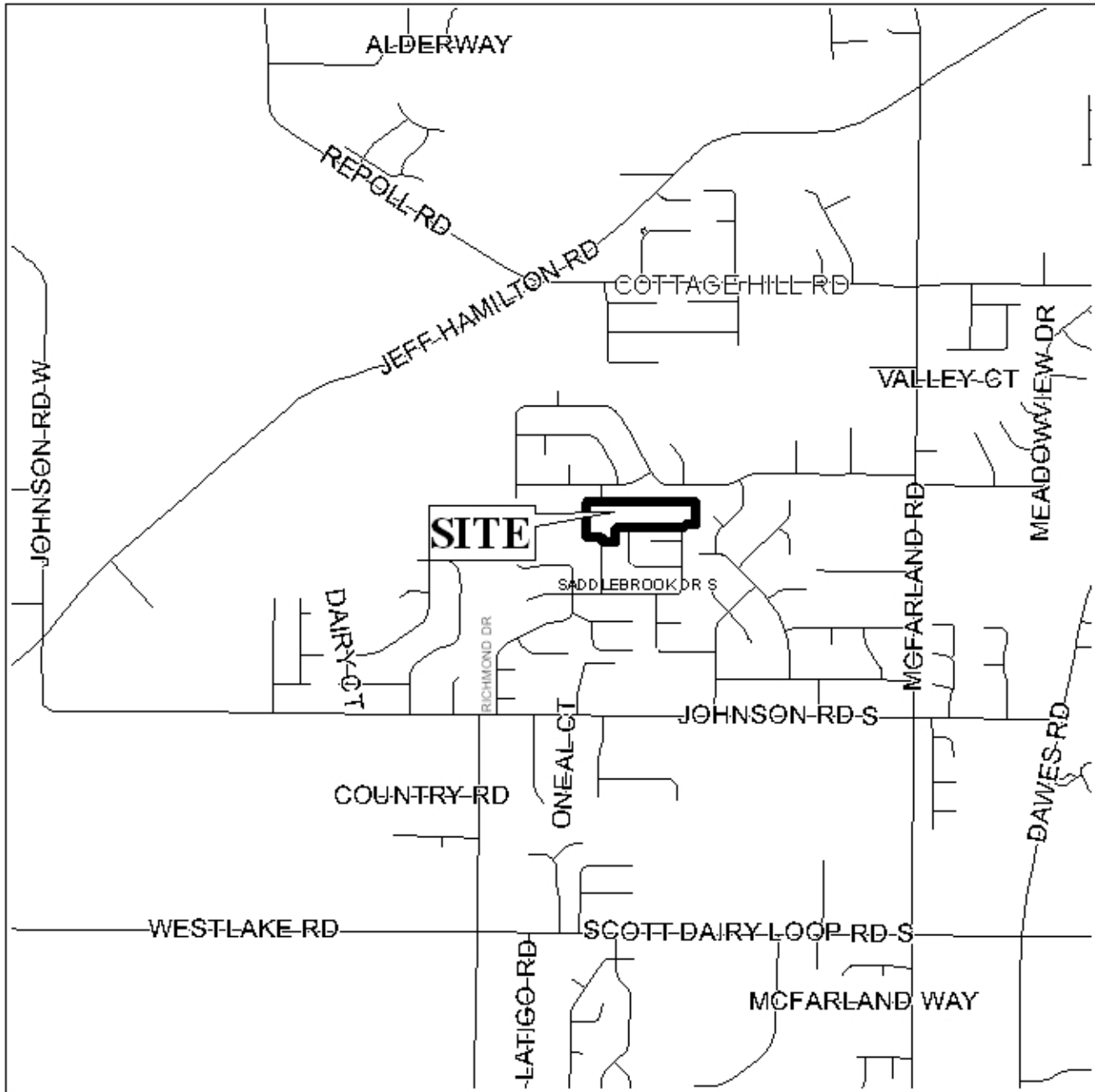
The preliminary plat illustrates the connectivity of this Unit with the previous unit of Saddlebrook Subdivision and Hamilton Creek Subdivision as required by Section V.B.1 of the Subdivision Regulations.

Additionally, a note should be placed on the Final Plat stating that lots located on corner lots (Lots 98, 103, 104, 106, and 114) shall be limited to one curb cut each, with the size, design and location to be approved by County Engineering.

The required 25-foot minimum building setback lines are illustrated; however, on several corner lots (Lot 103, 104, 106, and 114) the side (street) yard is illustrated as 15-feet. Therefore, 25-foot side (street) yard setback should be required on the Final Plat. On the previous units 25-foot setbacks on corner lots were required, and these lots are comparable in size.

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 corner lots (98, 103, 104, 106, and 114) are limited to one curb cut each, with the size, design and location to be approved by County Engineering; 2) the placement of the required 25-foot minimum building setback lines for all lots on the Final Plat; and 3) the construction and dedication of the proposed streets to county standards.

LOCATOR MAP



APPLICATION NUMBER 13 DATE August 17, 2006

APPLICANT Saddlebrook Subdivision, Unit Four

REQUEST Subdivision



NTS

SADDLEBROOK SUBDIVISION, UNIT FOUR



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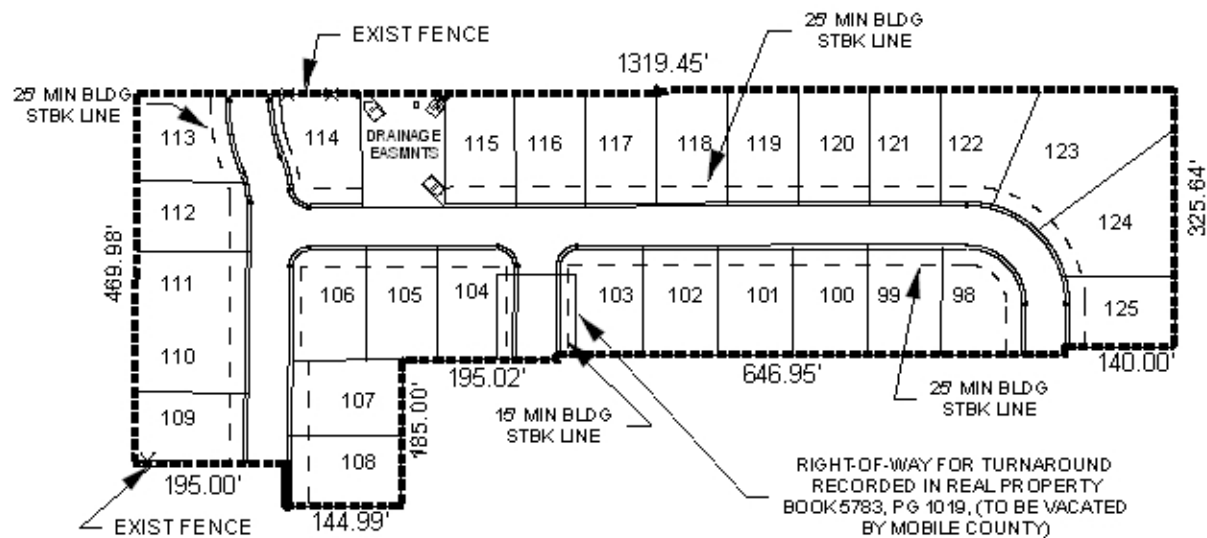
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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DETAIL SITE PLAN



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REQUEST Subdivision



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