

## **SADDLEBROOK SUBDIVISION,**

### **UNITS 3 & 4**

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

The plat illustrates the proposed 68 lot, 26.0± acre subdivision which is located at the North termini of Saddlebrook Drive East and Saddlebrook Drive West, extending to the South terminus of Scenic Park Drive. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a 68-lot subdivision from two metes and bounds parcels.

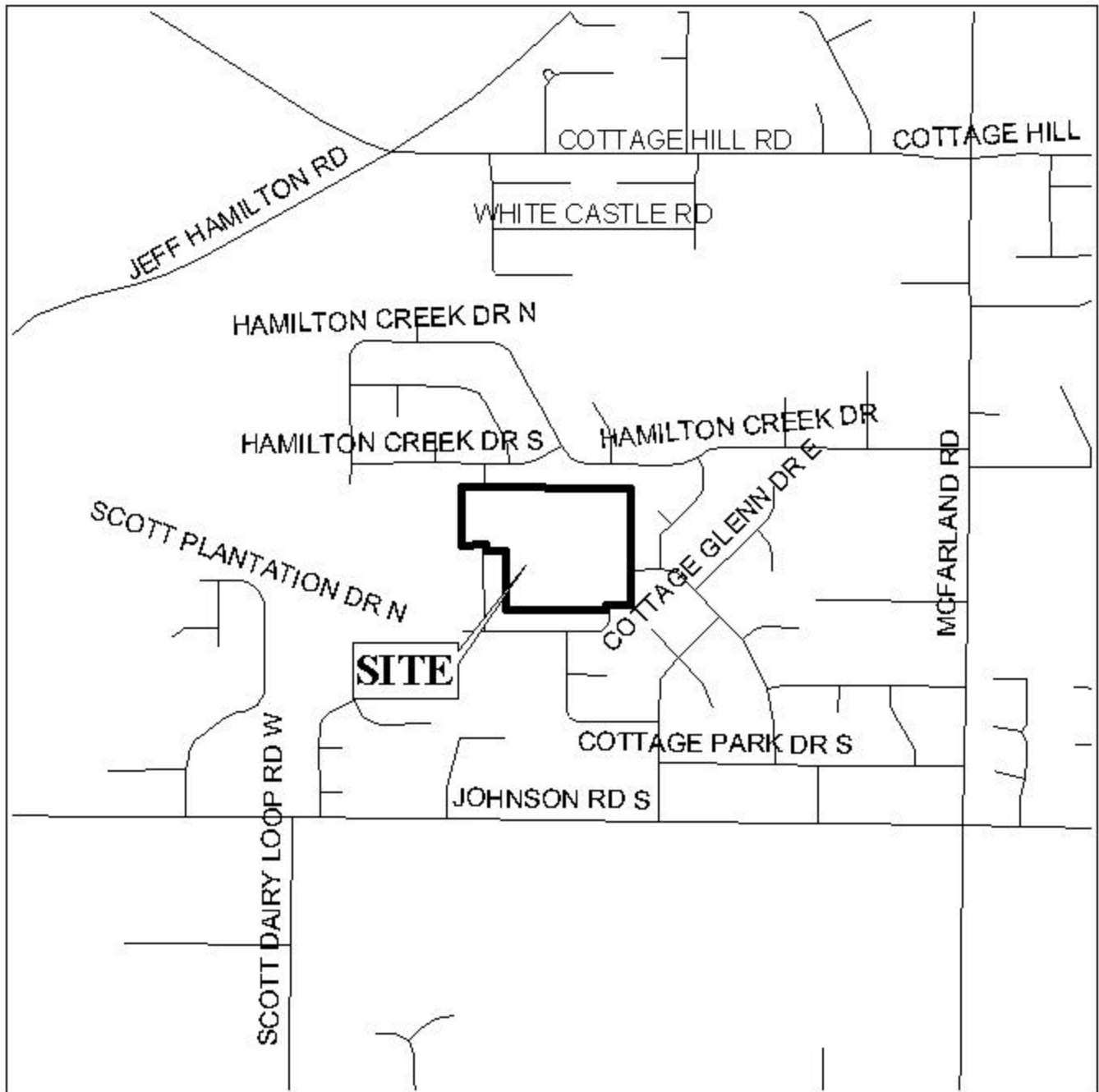
This subdivision was approved at the April 5, 2001 Planning Commission meeting. A condition of that approval was the provision of a street stub connecting to the existing Cottage Knoll Drive street stub. It should be noted that there is no proposed connection with Cottage Knoll Drive, an existing street stub in the adjacent subdivision to the East (around Lots 93 and 94). However, the connection with Cottage Knoll Drive should still be required to allow adequate connectivity between the proposed subdivision and the adjacent 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 a corner (Lots 59, 74, 79, 80, 90, 110, 118, 120, 121 and 126) be allowed one curb cut each, with the design, size, and placement to be approved by County Engineering

The required twenty-five foot minimum building setback lines are not illustrated, but will be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) provision of a street connecting to the existing Cottage Knoll Drive stub; 2) the placement of a note on the final plat stating that corner lots (59, 74, 79, 80, 90, 110, 118, 120, 121 and 126) are limited to one curb cut each, with the location and design to be approved by County Engineering; 3) placement of the required 25-foot minimum building setback line on the final plat; and 4) the construction and dedication of the proposed streets to county standards.

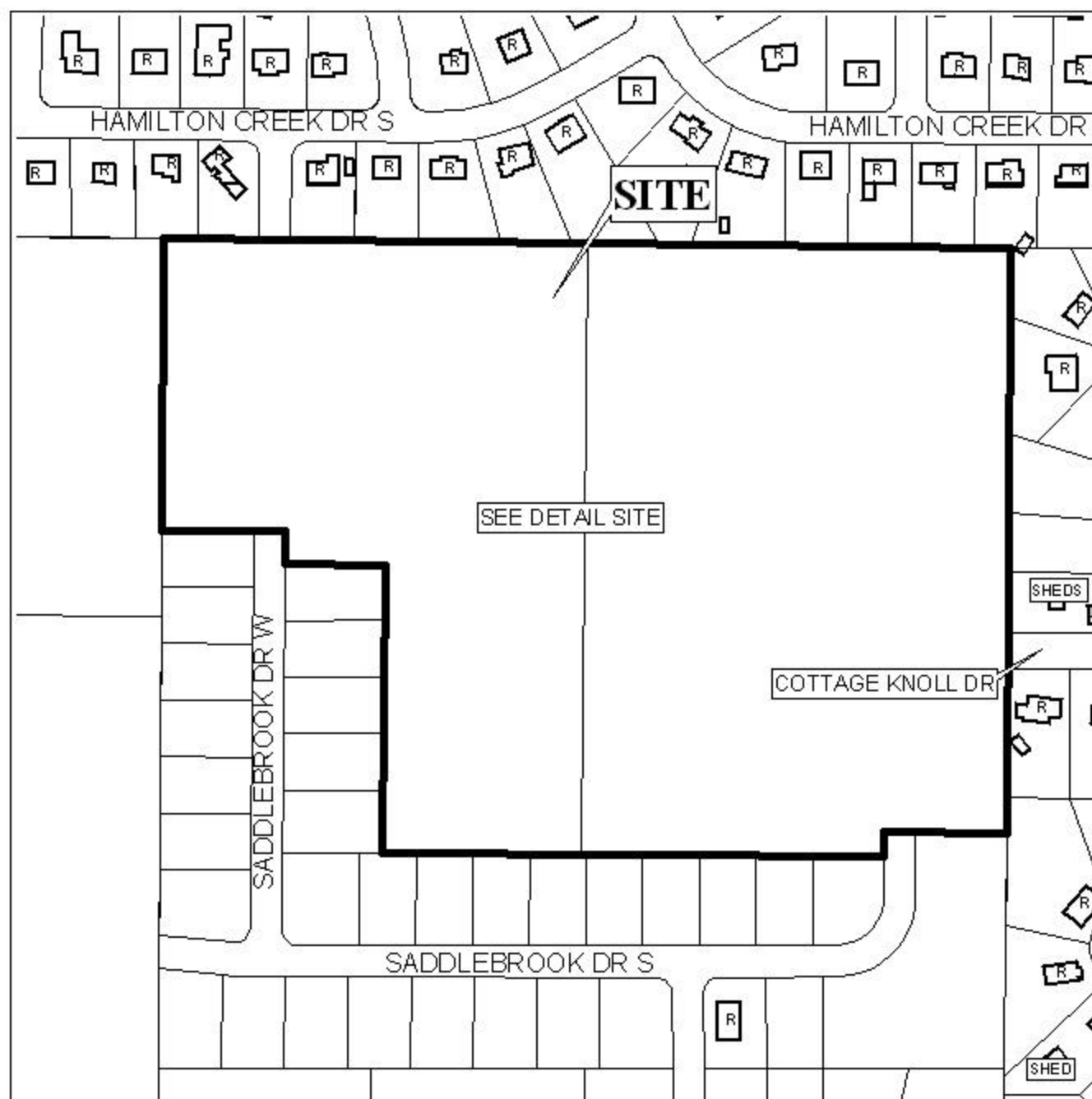
## LOCATOR MAP



APPLICATION NUMBER 18 DATE May 1, 2003  
APPLICANT Saddlebrook Subdivision, Units 3 & 4  
REQUEST Subdivision



# SADDLEBROOK SUBDIVISION, UNITS 3 & 4

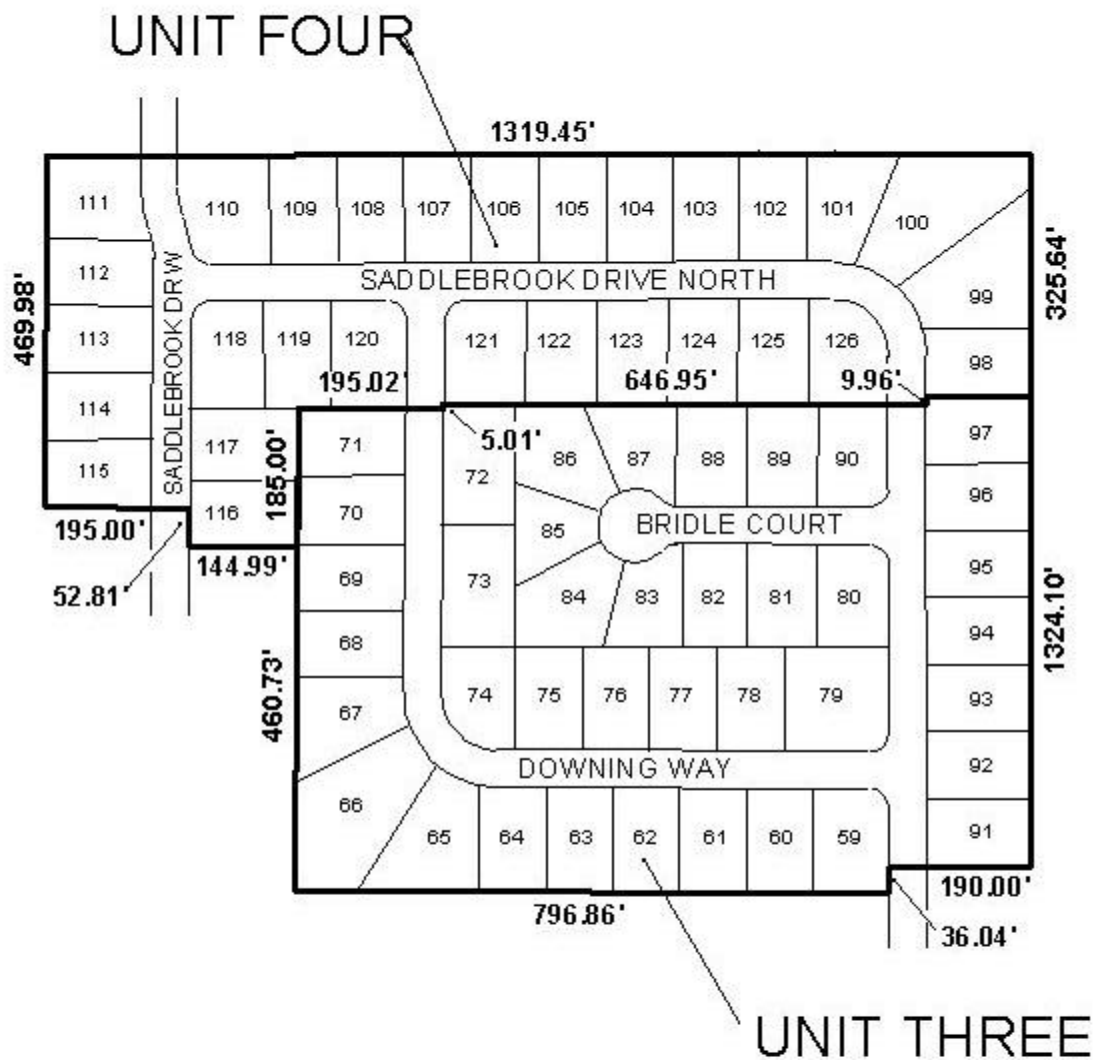


APPLICATION NUMBER 18 DATE May 1, 2003

LEGEND



# DETAIL SITE PLAN



APPLICATION NUMBER 18 DATE May 1, 2003  
 APPLICANT Saddlebrook Subdivision, Units 3 and 4  
 USE/REQUEST Subdivision

