

SCOTT PLANTATION SUBDIVISION, UNITS 6, 7, 8 & 9; AND PLANTATION WEST SUBDIVISION, UNITS 1, 2 & 3

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

The plat illustrates the proposed 124 lot, 72.0 \pm acres subdivision which is located on the North side of Johnson Road, 500' \pm West of Scott Plantation Drive South, extending to the West terminus of Dairy Drive South and the West terminus of the proposed extension of Scott Plantation Drive South. The subdivision is served by city water and sewer provided by South Alabama Utilities.

The purpose of this application is to create 124-lot subdivision from a large metes and bounds parcel.

A note should be placed on the final plat stating that lots located on a corner (Lots 24, 27 and 28, **UNIT 1**; Lots 1, 13, 16, 19, 25 and 26, **UNIT 2**; Lots 14 and 23, **UNIT 3**; Lots 6, 7, 13, 25, 26 and 27, **UNIT 6**; Lots 6 and 15, **UNIT 8**; and Lots 6 and 7, **UNIT 9**)) are allowed one curb cut each, with the design, size and location to be approved by County Engineering. Additionally, the proposed layout creates a long "straight a way" and a traffic calming device (traffic circle) should be provided in the area of Lots 10 and 15 of **Unit 1**.

Common/detention areas are shown on the plat, thus the placement of a note on the final plat stating that maintenance of all common/detention areas shall be the responsibility of the property owners, should be required.

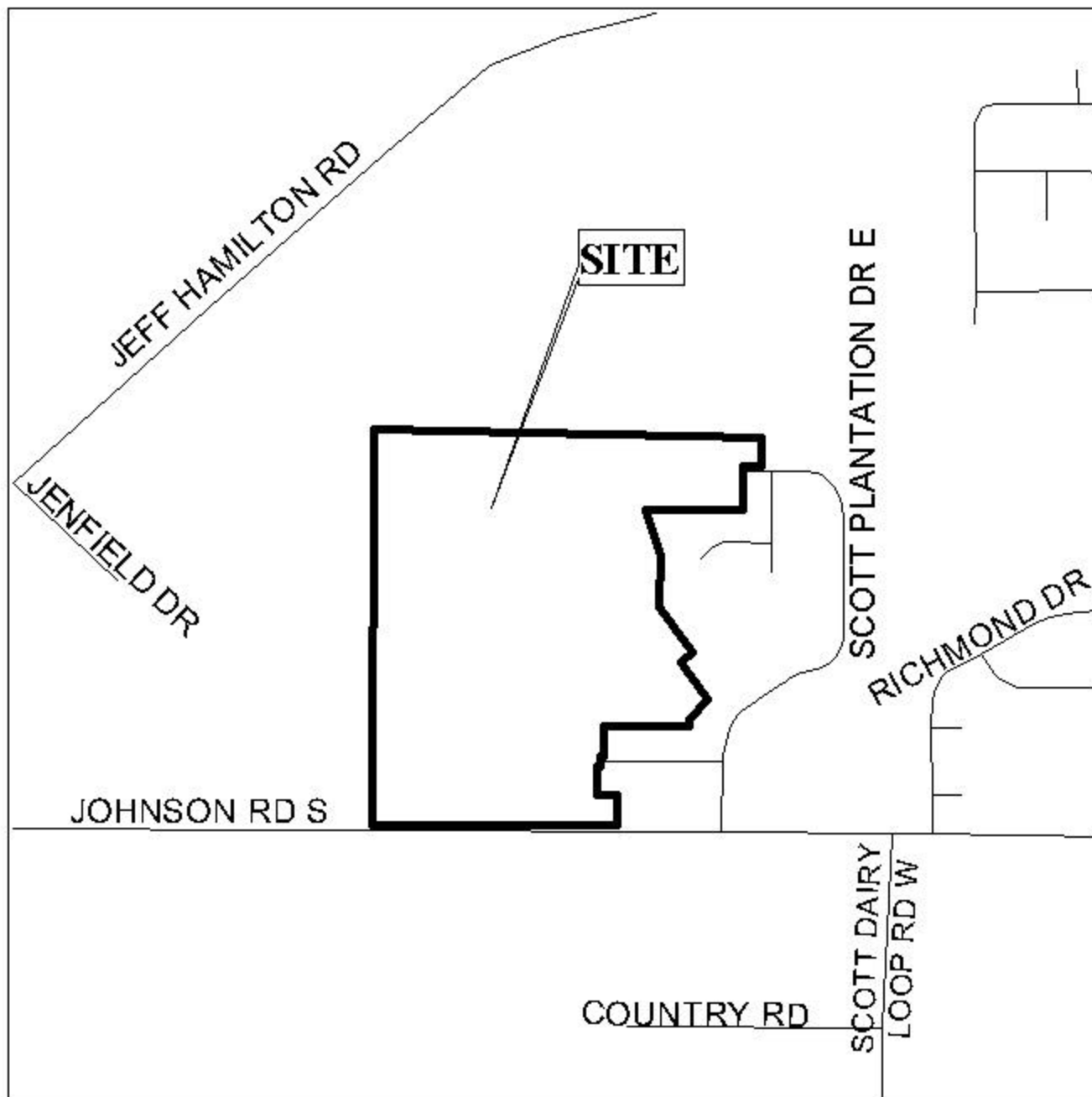
As illustrated on the plat, the site also contains wetlands. This area could be considered environmentally sensitive; therefore, the approval of all federal, state and local agencies would be required.

This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

With modifications, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) placement of a note should on the final plat stating that corner lots (Lots 24, 27 and 28, **UNIT 1**; Lots 1, 13, 16, 19, 25 and 26, **UNIT 2**; Lots 14 and 23, **UNIT 3**; Lots 6, 7, 13, 25, 26 and 27, **UNIT 6**; Lots 6 and 15, **UNIT 8**; and Lots 6 and 7, **UNIT 9**) are limited to one curb cut each, with the design, size and location to be approved by County Engineering; 2) the provision of a traffic circle in the area of Lots 10 and 15 of **Unit 1**; 3) all common/detention areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners; 4) that any necessary approvals be obtained from federal, state and local agencies prior to the issuance of any permits; 5) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and 6) the placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP



APPLICATION NUMBER 22 DATE December 4, 2003

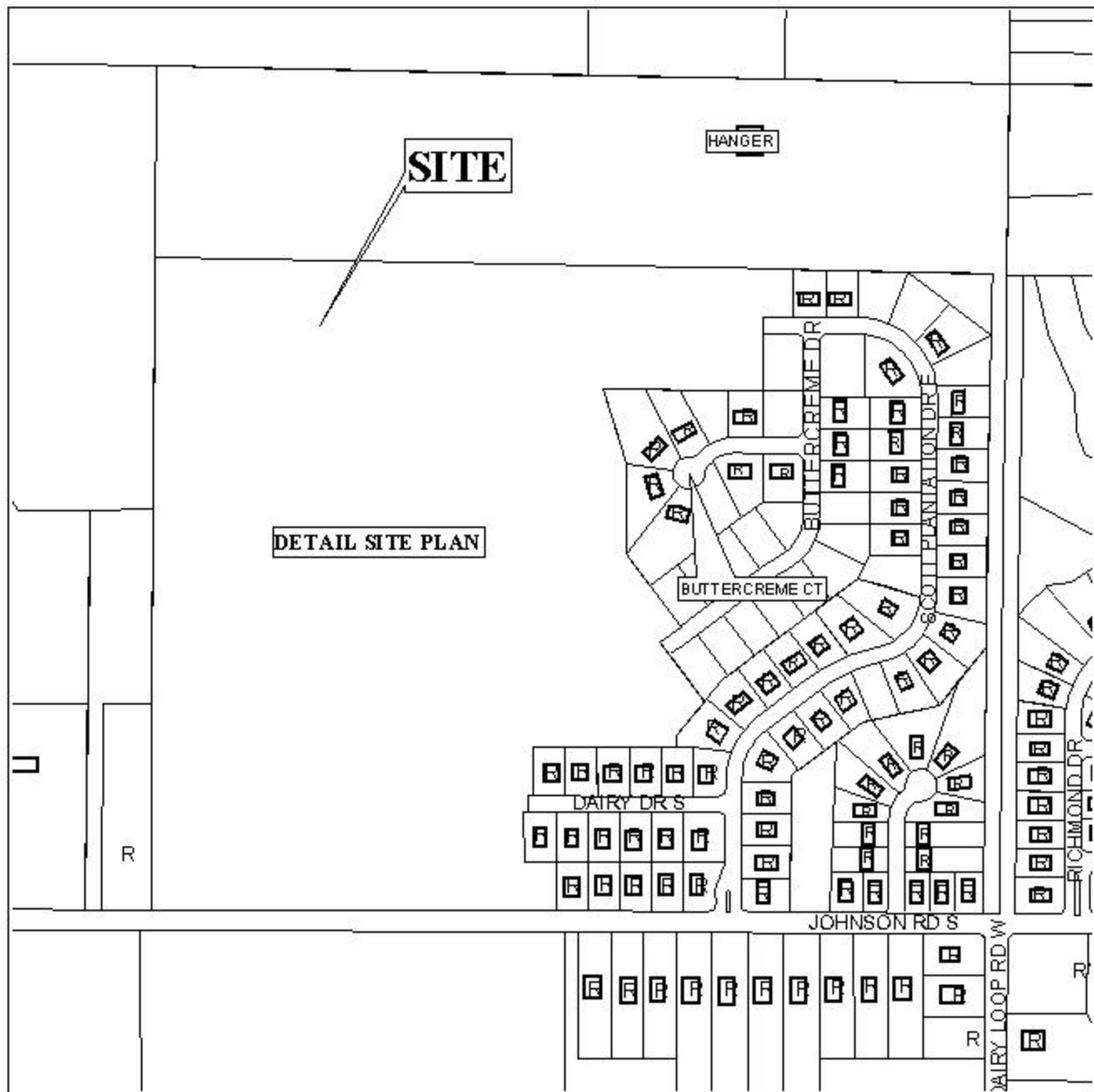
APPLICANT Scott Plantation Sub, Units 6,7,8,&9; and Plantation West Sub, Units 1,2,&3

REQUEST Subdivision



NTS

SCOTT PLANTATION SUBDIVISION, UNITS 6,7,8,& 9; AND PLANTATION WEST SUBDIVISION, UNITS 1,2,& 3



APPLICATION NUMBER 22 DATE December 4, 2003

LEGEND



NTS



2671.42'

596'

2621.55'

2038.23'

2016.14'

2610.07'

2005.00'

50' WATER LINE EASEMENT

PLANTATION WEST UNIT THREE

UNIT 9

UNIT 8

UNIT 5A

UNIT 5B

UNIT 4

UNIT 3

UNIT 2B

UNIT 2A

UNIT 7

UNIT 6

UNIT 2

SCOTT PLACE

PLANTATION WEST UNIT ONE

PLANTATION WEST UNIT TWO