

# **WEST FIELD SUBDIVISION**

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

The plat illustrates the proposed 32.8  $\pm$  acres, 128 lot subdivision which is located on the Northwest corner of Scott Dairy Loop Road West and Westlake Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a metes and bounds parcel into 128 lots.

Scott Dairy Loop Road West and Westlake Road, which have existing rights-of-ways of 60-feet, are shown as major streets on the Major Street Plan, and as such require a 100-foot right-of-way. Therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline should be required.

As proposed, Lots 1, 65-73, 94, 104-106, 114-116, 123-125, and 126-128 would have double frontage along major streets and new streets. In order to provide proper access management along the Major Streets, the placement of a note on the final plat stating the Lots 1, 94, 104-106, 114-116, 123-125 are denied direct access to Scott Dairy Loop Road West, and Lots 65-73, 126-128 are denied direct access Westlake Road should be required.

Section V.B.1 states that when a proposed subdivision is adjacent to large unsubdivided land, a street stub should be provided to allow for convenient circulation; therefore, the provision of a street stub to the west, should be required.

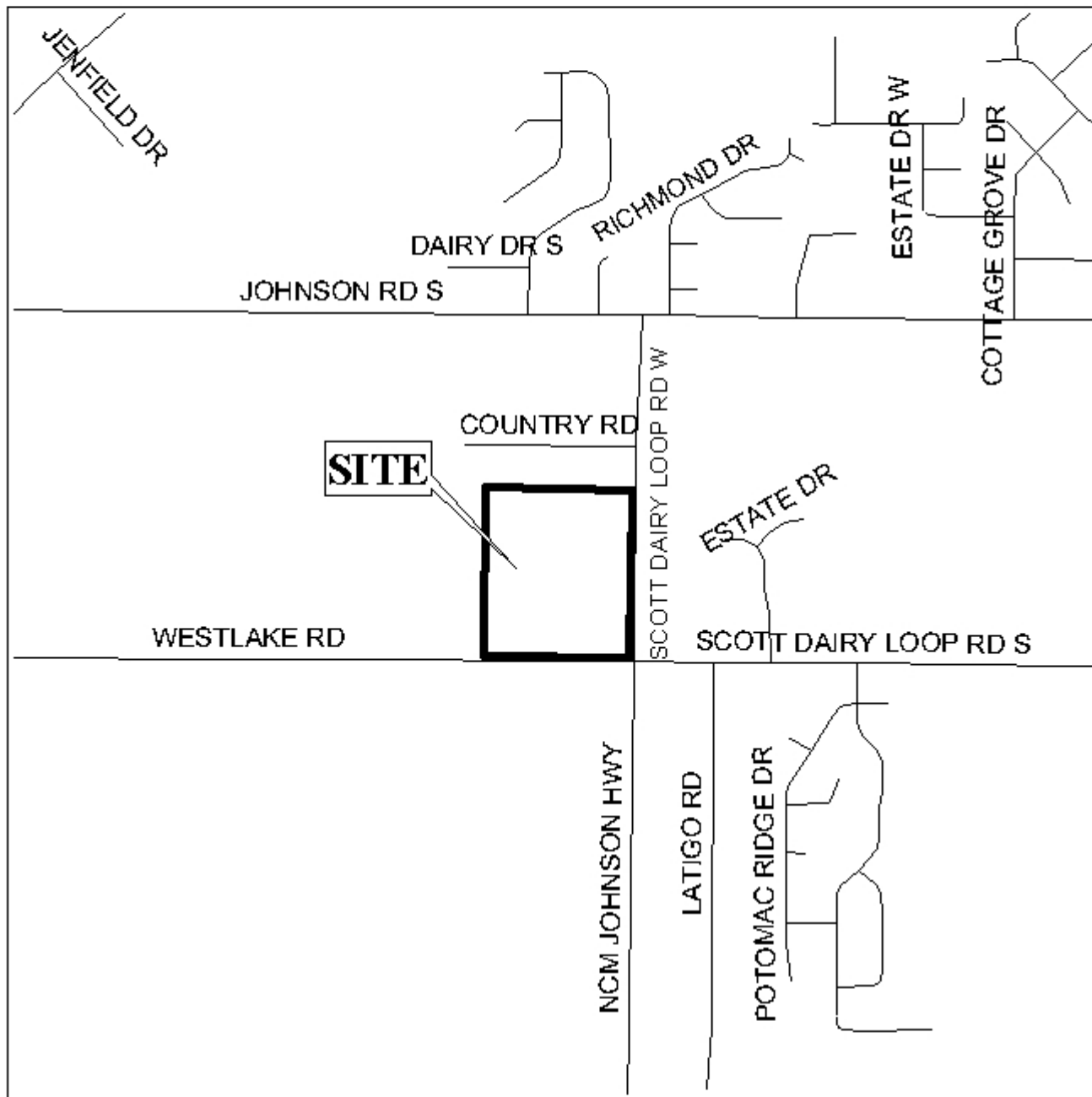
As shown on the site plan, there is an area at the southwest corner of the subdivision, to the rear of Lots 63-65, that is not labeled as common area or detention. Therefore, this area should be labeled and a note placed on the final plat stating that the maintenance thereof is the responsibility of the property owners.

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

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 plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Scott Dairy Loop Road West and Westlake Road; 2) the placement of a note on the final plat stating the Lots 1, 94, 104-106, 114-116, 123-125 are denied direct access to Scott Dairy Loop Road West, and Lots 65-73, 126-128 are denied direct access Westlake Road; 3) the provision of a street stub to the west; 4) the area in the southwest corner of the subdivision, to the rear of Lots 63-65 to be labeled as common area and/or detention and a note placed on the final plat stating that the maintenance thereof is the responsibility of the property owners; 5) the placement of the 25-foot minimum building setback line on the final plat; and 6) the placement of a note on the final plat stating 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.

## LOCATOR MAP



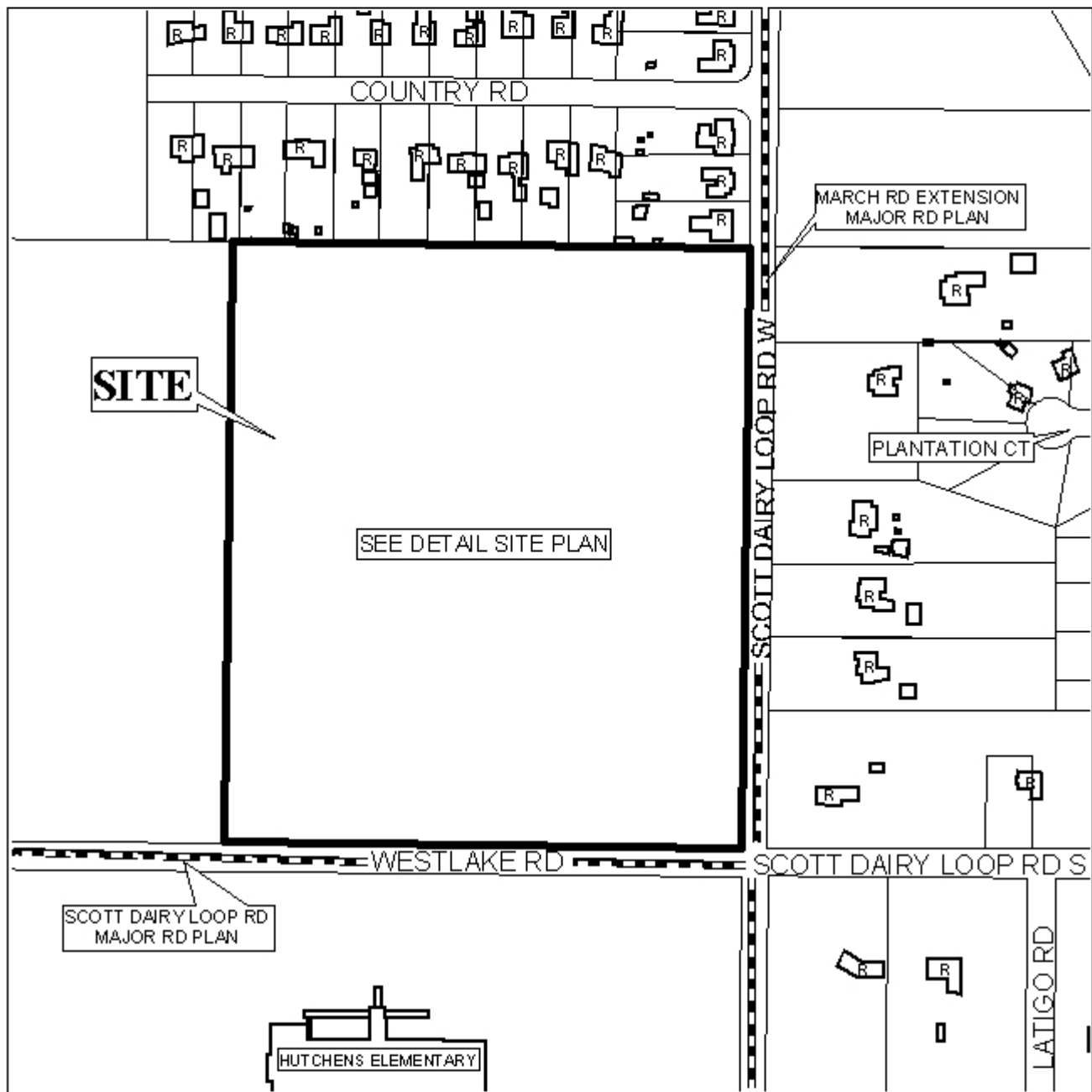
APPLICATION NUMBER 20 DATE June 17, 2004

APPLICANT West Field Subdivision

REQUEST Subdivision



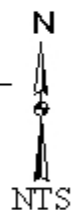
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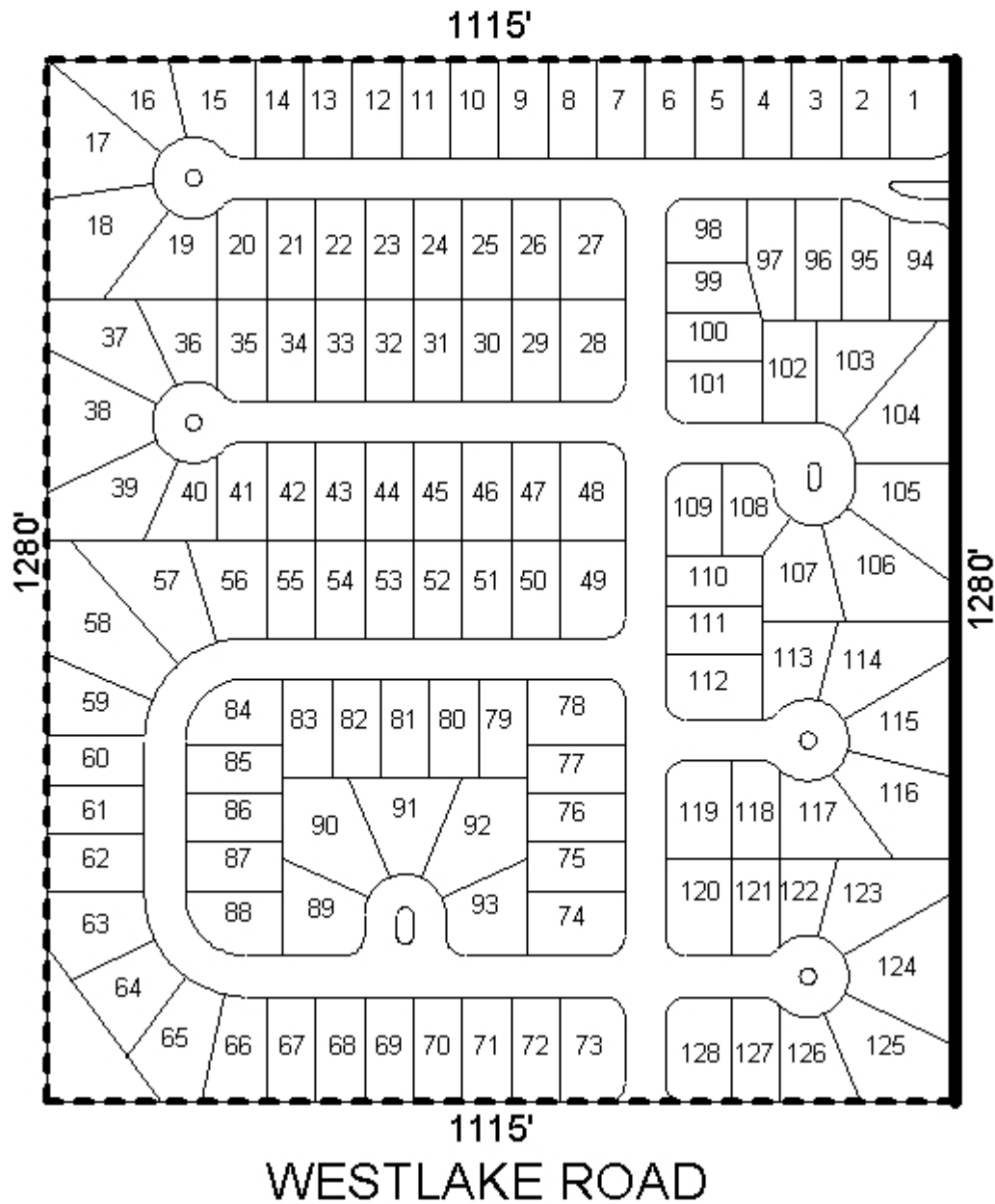
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LEGEND

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



## DETAIL SITE PLAN



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