

SPRING BROOK FARMS SUBDIVISION, PHASE TWO **AND PHASE THREE, AND SPRING BROOK VILLAS** **SUBDIVISION, PHASE TWO**

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

The plat illustrates the proposed 96 lot, 33.1 acre \pm subdivision which is located at the East termini of Estate Drive, Misty Leaf Drive North, and Spring Meadow Drive South; and South termini of Bloomington Drive and Spring Meadow Drive East. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a 96-lot subdivision from two metes and bounds parcels.

The entire Spring Brook Farms and Villas subdivision was originally approved on November 7, 2002, with the following conditions:

- 1) placement of a note on the final plat stating that Lots 1 and 12, Phase 1, Spring Brook Farms, are denied direct access to Johnson Road;*
- 2) the dedication of the necessary right-of-way to provide 50-feet from the centerline of Scott Dairy Loop Road South;*
- 3) that the common areas that are to be used for detention be labeled as such, with a note on the final plat stating that the maintenance of all common areas shall be the responsibility of the property owners;*
- 4) provision of one traffic calming device each, on the two long straightaway streets (the street connecting with Johnson Road and the street along the East side), to be approved by County Engineering;*
- 5) construction of a connection or cul-de-sac with Estate Drive; and*
- 6) the provision of a street stub to the East, approximately at the midpoint of the common property line.*

Items 3, 4, 5 and 6 are applicable to the current subdivision application. The preliminary plat indicates four common areas, of which two are identified as detention basins, and one is identified as a natural buffer. A note on the plat indicates that maintenance of these common areas would be the responsibility of the Spring Brook Farms and Villas respective property owners associations. This note must remain on the Final Plat.

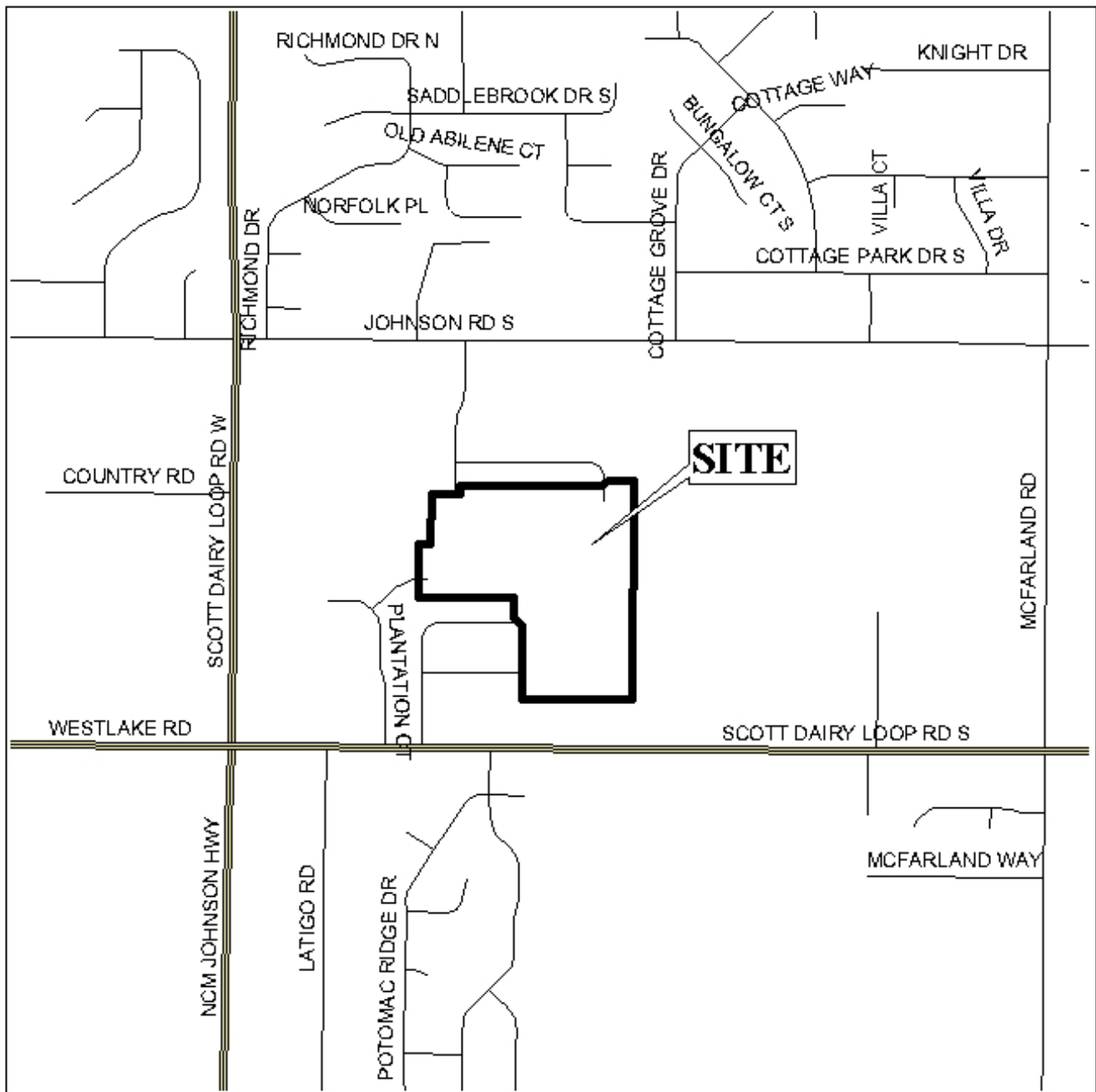
One traffic calming device is depicted on the East side of the development on Spring Meadow Drive East. The traffic calming device requested for the West side of the development was constructed as part of Spring Brook Farms Phase One.

Regarding conditions 5 and 6, the preliminary plat indicates a connection with Estate Drive to the West, and provides a stub-out to the East, fulfilling these conditions.

This site is located in Mobile 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.

Based on the proceeding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the Final Plat stating that maintenance of the common areas is the responsibility of the subdivision's homeowners association; 2) 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 3) dedication and construction of roads to Mobile County standards.

LOCATOR MAP



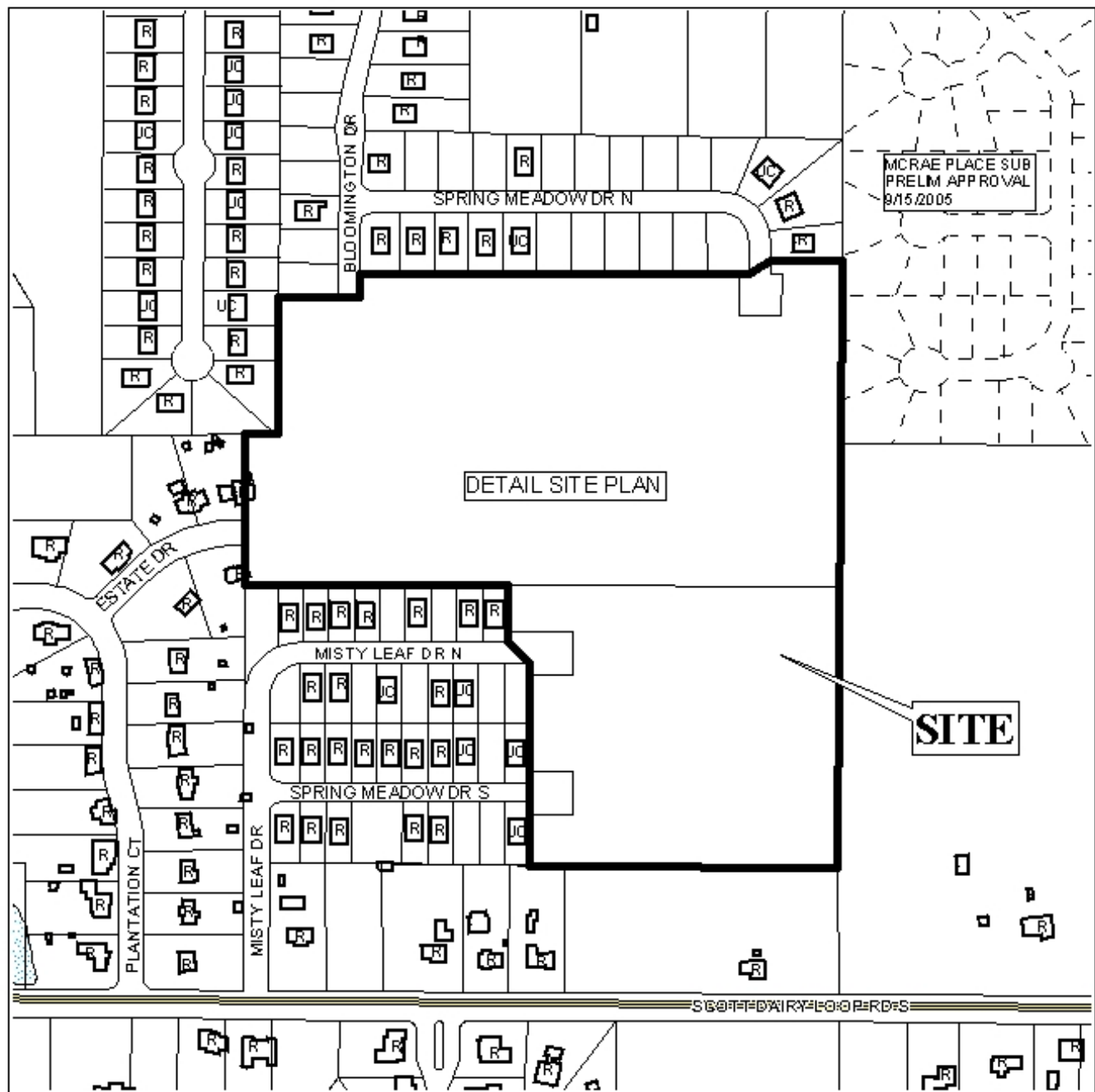
APPLICATION NUMBER 11 DATE February 16, 2006

APPLICANT Springbrook Farms Sub, Phase Two & Three, and Springbrook Villas Sub, Phase Two

REQUEST Subdivision



SPRINGBROOK FARMS SUBDIVISION, PHASE TWO & THREE AND SPRINGBROOK VILLAS SUBDIVISION, PHASE TWO



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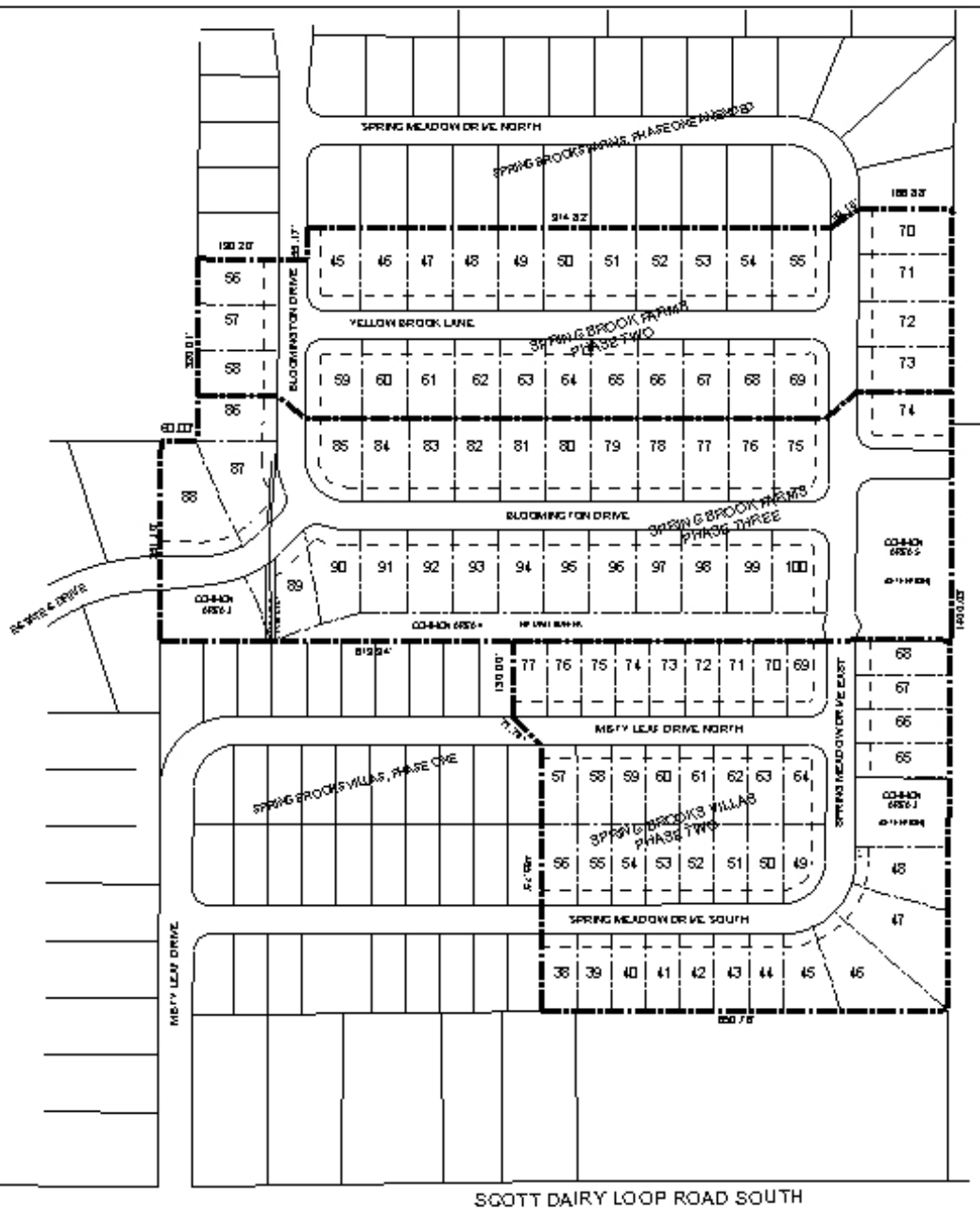
LEGEND

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