

KINGS BRANCH SUBDIVISION, PHASE TWO

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

The plat illustrates the proposed 175 lot, 102 ± acres subdivision which is located at the North termini of Kings Gate Drive, Kings Branch Drive East, and Meadow Lane. The property is served by public water and sanitary sewer.

The site abuts Red Creek and Kings Branch Creek and as such the area may be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies will be required prior to the recording of the final plat.

According to the Major Street Plan, it appears that the site would adjoin the proposed Eight Mile Creek Parkway. However, the Major Street Plan for this portion of the Eight Mile Creek Parkway is extremely general, stating that the parkway “generally follows the waterways of Red Creek and Eight Mile Creek...[and] the parkway right-of-way width varies depending upon physical limitations and unusual landscape features, but should be no less than 200 feet.” The parkway is not illustrated on the Mobile Area Transportation Study 2025 Plan. Based upon this general description, neither dedication nor setback for the Eight Mile Creek Parkway is appropriate at this time; however, a note should be placed on the final plat stating that the northern portion of the site may be impacted by the planned Eight Mile Creek Parkway and a study will be conducted at that time to determine the exact location of the parkway.

Along Eight Mile Creek is a large area that is not labeled, nor does this area have frontage on a public street. This area should be identified as a common area with a note on the final plat stating that the maintenance thereof shall be the responsibility of the property owners. Additionally, all common areas should have at least 25-feet of access to a public street.

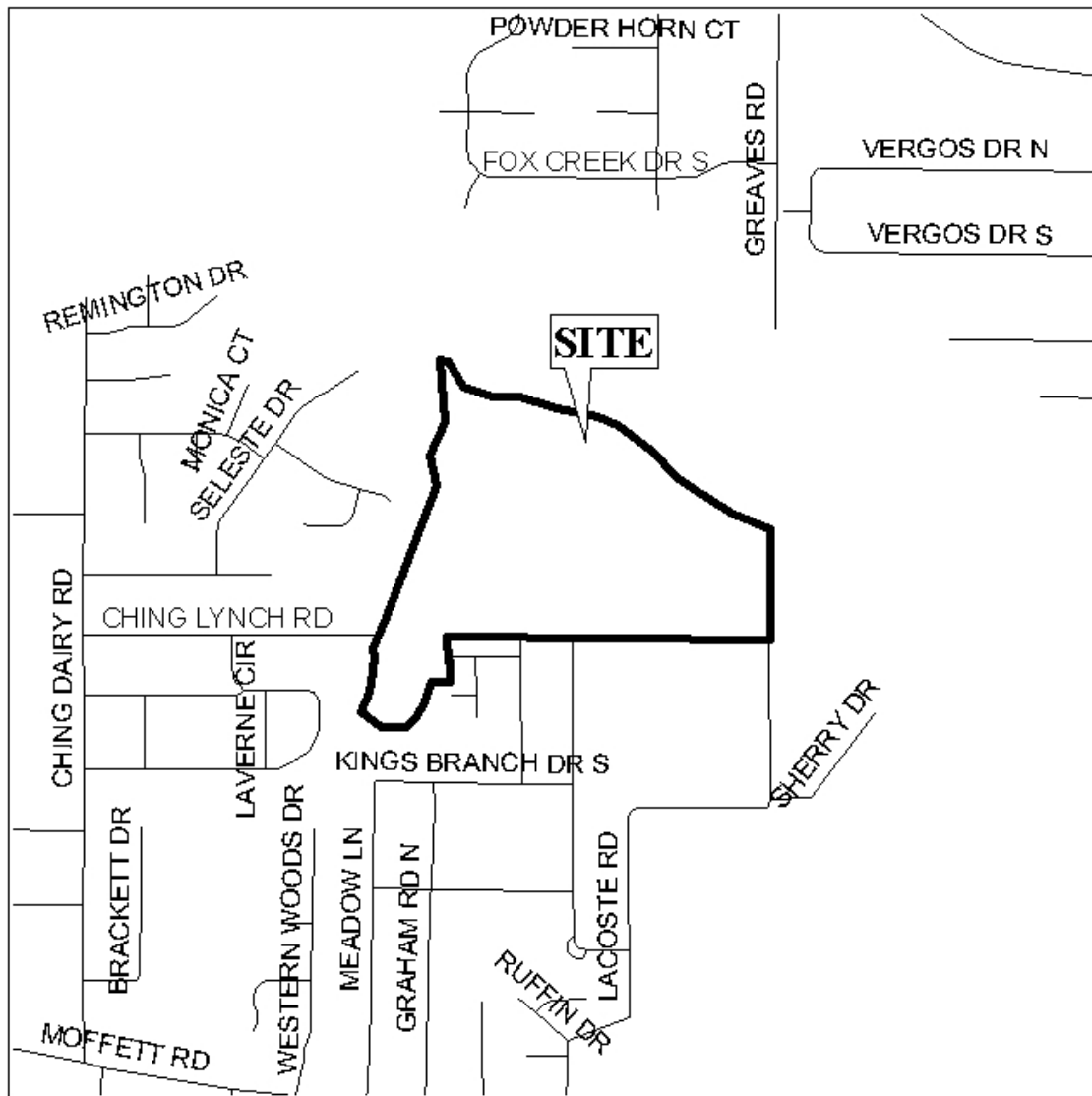
To the west Ching Lynch Road is shown as a dead-end street; however, a turnaround is provided, and to connect Ching Lynch with the proposed streets within this subdivision would require construction of a bridge over Kings Branch Creek. As the site currently has three points of access to Moffett Road, a waiver of Section V.B.1. (street connection) would be appropriate.

Lot 175 has only 25-feet of frontage to LaCoste Road, thus a note should be placed on the final plat stating that there will be no further resubdivision of Lot 175 until the lot has additional frontage on a dedicated and improved public street.

With a waiver of Section V.B.1. (street connection) the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state and local agencies prior to the recording of the final plat; 2) the placement of note on the final

plat stating that the northern portion of the site may be impacted by the planned Eight Mile Creek Parkway and a study will be conducted at that time to determine the exact location of the parkway; 3) that the large unlabeled area be identified as common area with a note on the final plat stating that the maintenance thereof shall be responsibility of the property owners; 4) that all common areas have a minimum of 25-feet of access to a public street; and 5) placement of a note on the final plat stating there will be no further resubdivision of Lot 175 until the lot has additional frontage on a dedicated and improved public street.

LOCATOR MAP



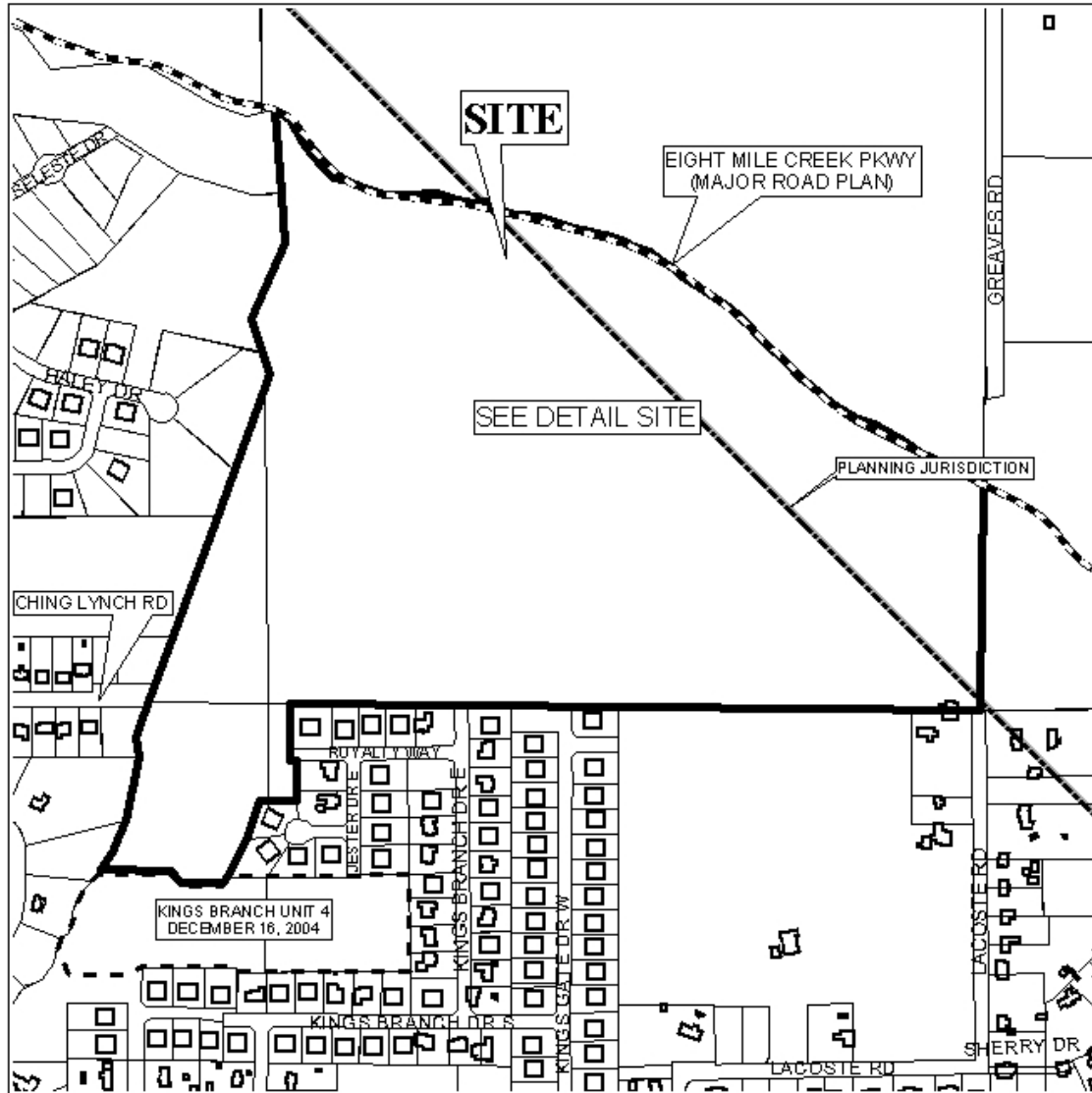
APPLICATION NUMBER 18 DATE January 6, 2004

APPLICANT Kings Branch Subdivision, Phase Two

REQUEST Subdivision

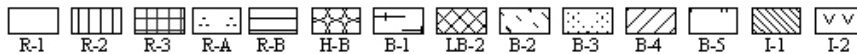


KINGS BRANCH SUBDIVISION, UNIT2

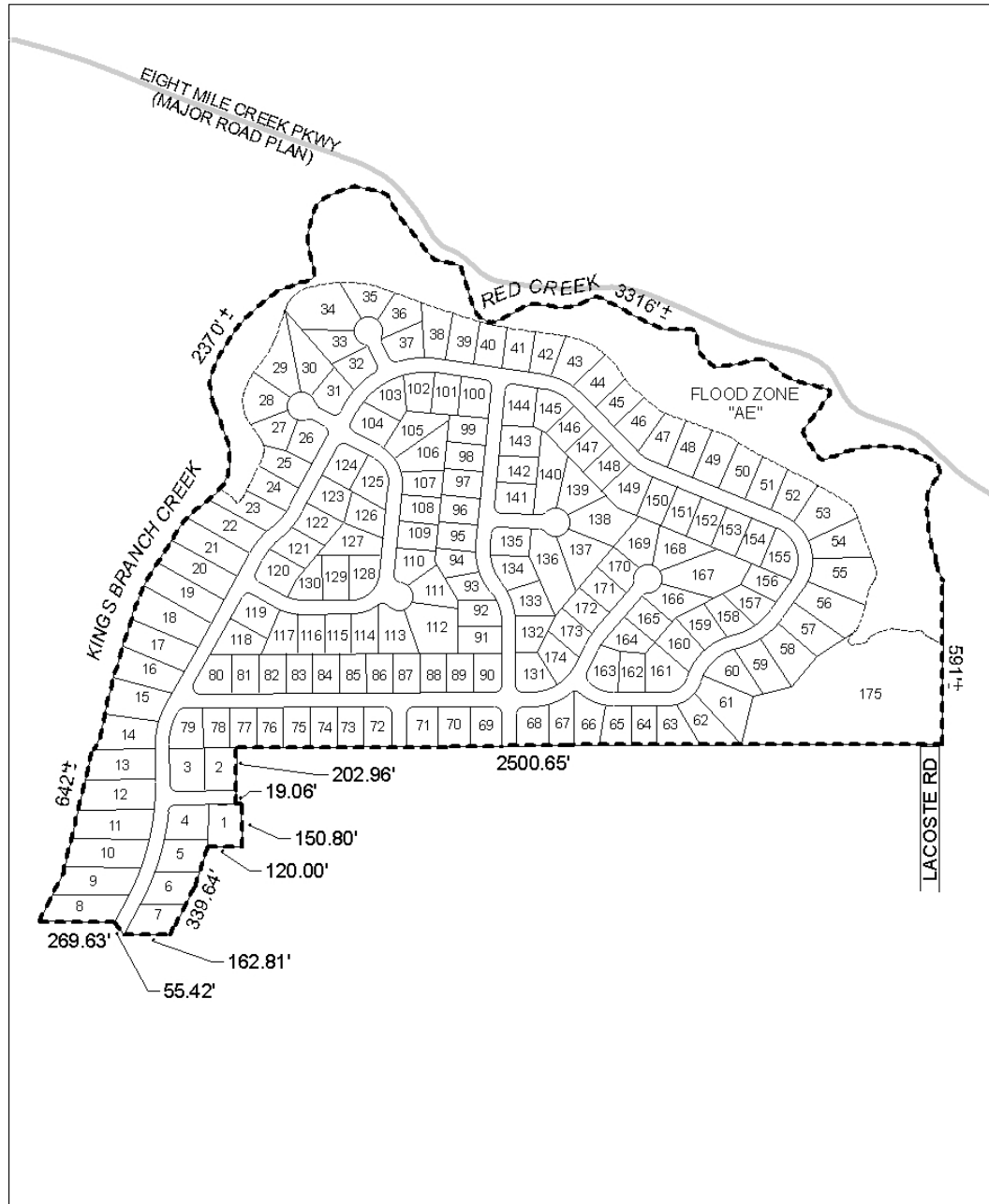


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LEGEND



DETAIL SITE PLAN



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