

HOLDOVER

Revised

EAGLE CREEK SUBDIVISION

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

The plat illustrates the proposed 228 lot, 87.4 \pm acres subdivision which is located on the South side of Moffett Road, $\frac{1}{2}$ mile \pm West of the South terminus of Double Branch Drive, extending West to the East termini of Lynn Drive and Satsuma Place, and extending South to the North terminus of Whitestone Drive. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide a large metes and bounds parcel into 228 lots.

The site front Moffett Road, which has an existing right-of-way of 80-feet, is a planned major street on the Major Street Plan, and as such requires a 100-foot right-of-way. Therefore, the dedication of sufficient rights-of-ways to provide 50-feet from the centerline of Moffett Road should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that Lot 1 is denied direct access to Moffett Road.

The proposed layout creates long "straight a ways" and traffic-calming devices should be provided in the areas of Lots 137 and 158, and 180 and 194; exact location and design of the traffic calming devices to be approved by County Engineering.

As shown on the Detail Site Plan, the street located between Lots 218 and 219 dead-end into the adjoining undeveloped property, thus the provision of a temporary turnaround should be required.

Double Branch Creek flows through the site and as such the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

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

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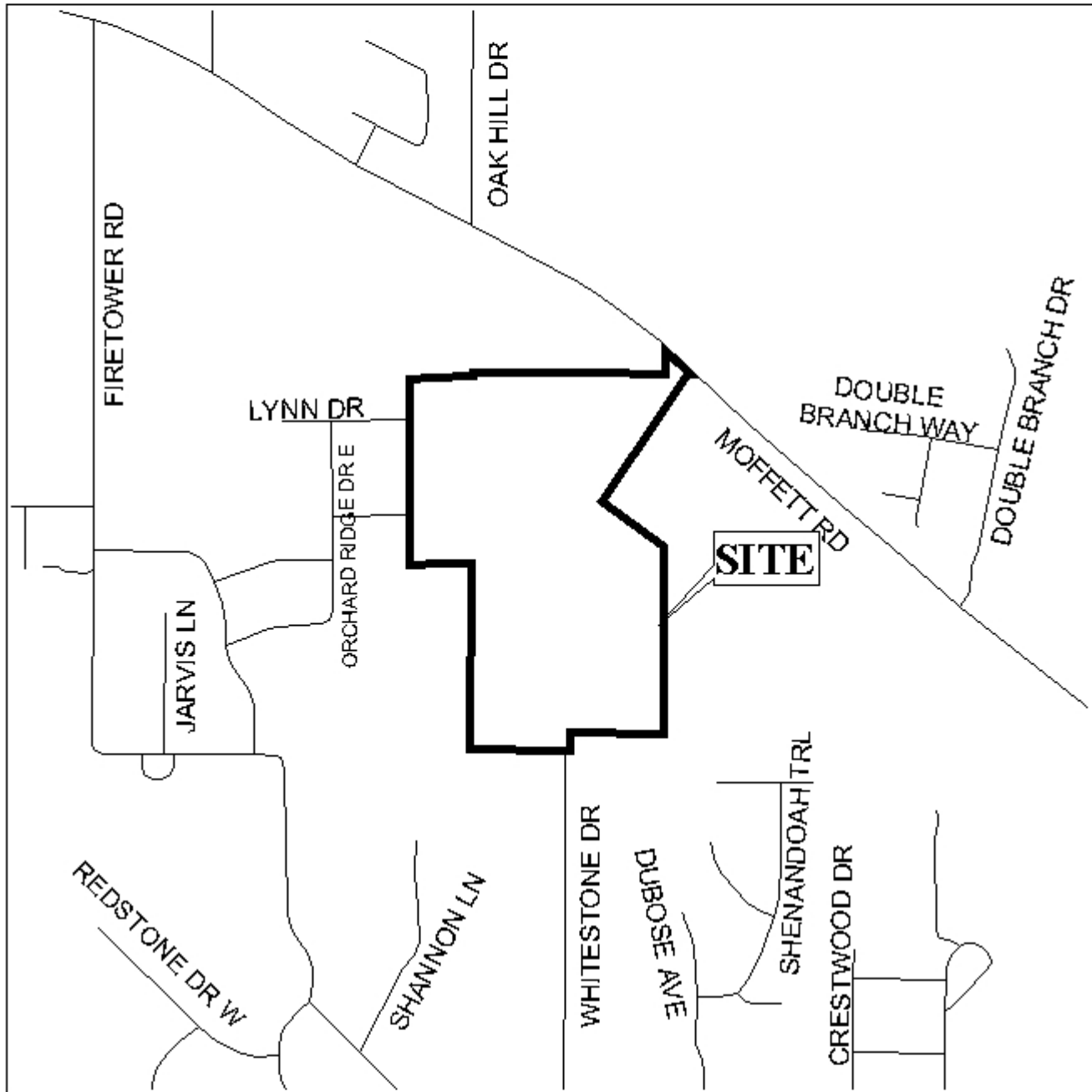
Satsuma Place and Lynn Drive are dirt roads. Therefore, a note should be placed on the final plat stating that direct access is denied until Satsuma Place and Lynn Drive are paved to County standards. This should include the construction of barricades for each road.

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' from the centerline Moffett Road; 2) the placement of a note on the final plat stating that Lot 1 is denied direct access to Moffett Road; 3) the provision of traffic calming devices in the area of Lots 138 and 152, and 180 and 194; exact locations and design to be approved by County Engineering; 4) the provision of a temporary turnaround between Lots 218 and 219; 5) all common areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association; 6) 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; 7) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; 8) the placement of the 25-foot minimum setback lines on the final plat; and 9) the placement of a note on the final plat stating that direct access is denied to Satsuma Place and Lynn Drive until paved to County standards.

This application was heldover from the Commission's August 19th meeting until the September 2nd meeting to allow the developer time to meet with the neighborhood and submit information regarding phasing and the access to Moffett Road and Whitestone Drive.

At the time of mailout, the applicant had not submitted a revised plat. However, a revised plat and information should be submitted prior to the Commission's meeting. At that time, Urban Development staff will provide a revised report and sketch to the Commission.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE September 2, 2004

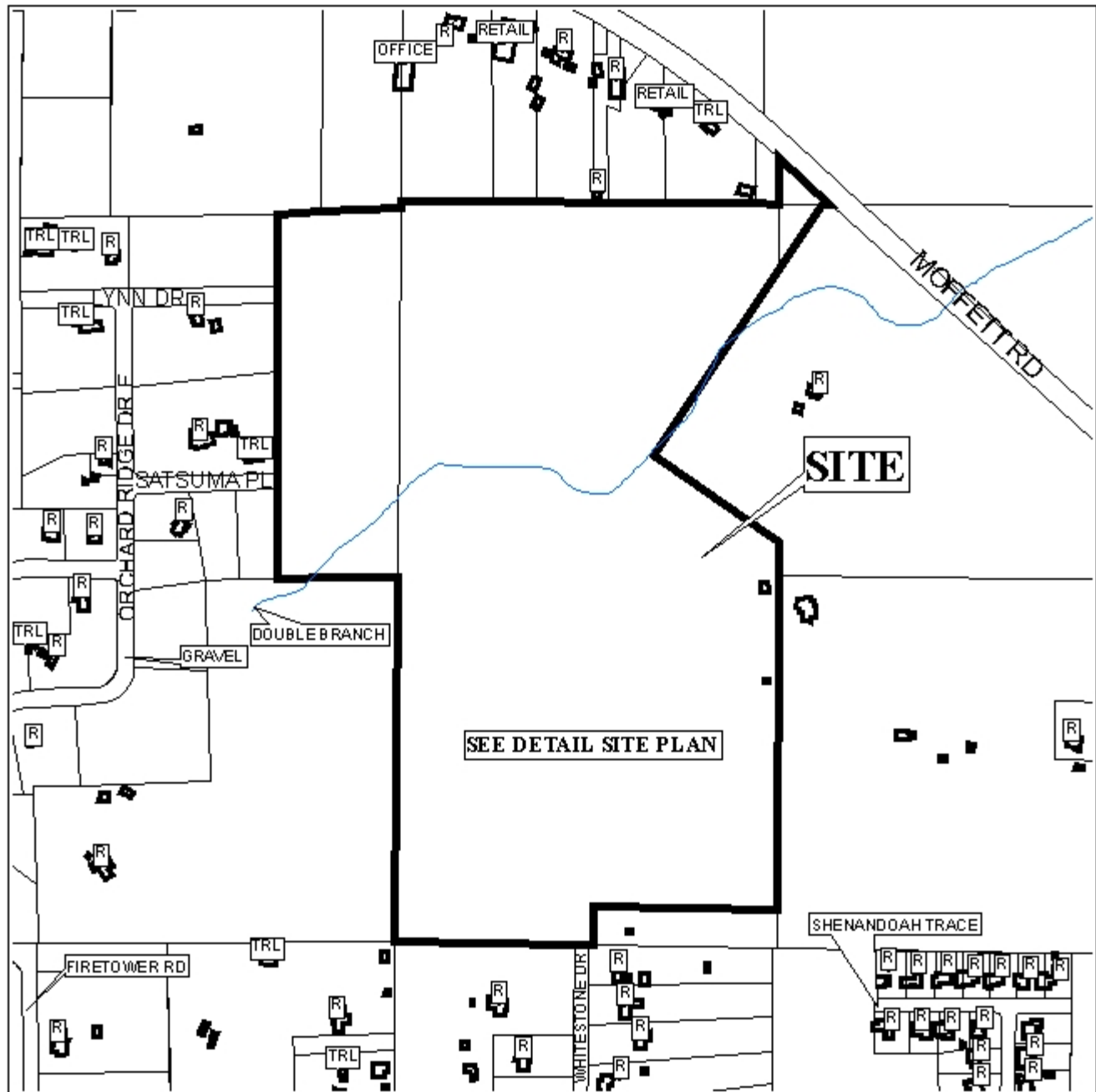
APPLICANT Eagle Creek Subdivision

REQUEST Subdivision



NTS

EAGLE CREEK SUBDIVISION



APPLICATION NUMBER Holdover DATE September 2, 2004

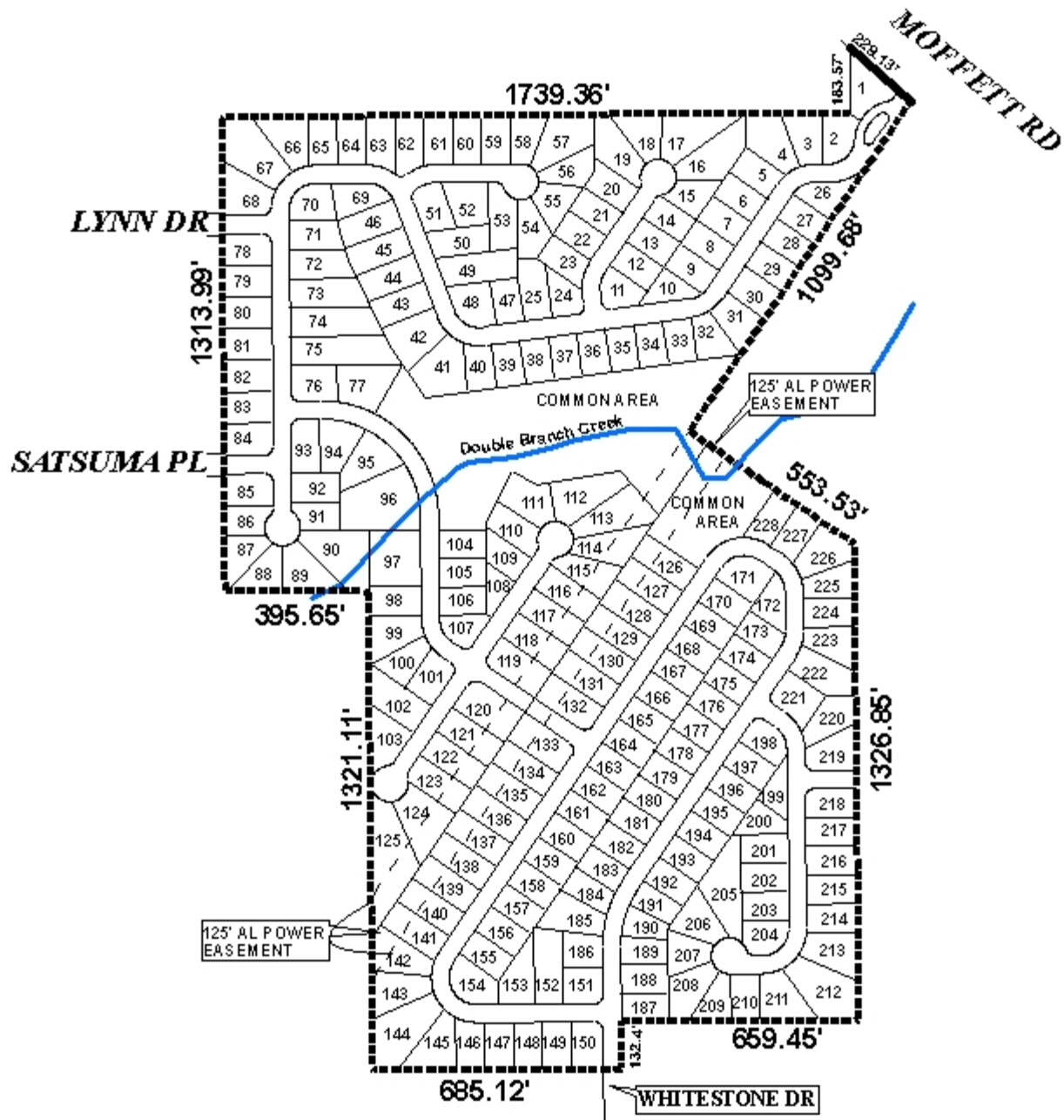
LEGEND

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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APPLICANT Eagle Creek Subdivision

REQUEST Subdivision



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