

HOLDOVER

Revised

RABBIT CREEK COVE SUBDIVISION

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. As required by the Stormwater Ordinance and Flood Plain Management Plan, the developer must provide an approved outfall into a City of Mobile maintained system at any point of discharge where one does not exist. This development contains one or more points of discharge where an acceptable outfall does not exist. Therefore, the developer will be required to provide outfall approved by the City Engineer. In addition, it is our understanding that the property contains wetlands. Please include the comment concerning compliance with all local, state and federal regulations.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

This application was heldover from the Commission's August 7th meeting at the request of the applicant.

The plat illustrates the proposed 53± acre, 128 lot subdivision which is located at the Southwest corner of Higgins Road and Audubon Drive, extending South and West to the Southern terminus of Clemson Drive, and to the Northeast corner of Cole Drive and Audubon Drive. The site is served by city water and sanitary sewer.

As illustrated on the Vicinity Map, the site adjoins an existing street stub—Clemson Drive. Section V.B.1. states “Existing streets that abut the subdivision shall be continued,” thus a connection with Clemson Drive should be provided. Additionally, the proposed cul de sac to the South of Clemson Drive exceeds the recommended maximum length of a closed-end street (Section V.B.6.); however, if the streets were connected, a waiver of Section V.B.6., would not be required. It should also be noted that the proposed cul de sac to the East of Clemson Drive would require a waiver of V.B.6. (closed end street).

Illustrated on the plat are common areas, detention areas and a tot lot; the use of the areas should be reflected on the final plat with a note stating that the maintenance thereof shall be the responsibility of the property owners.

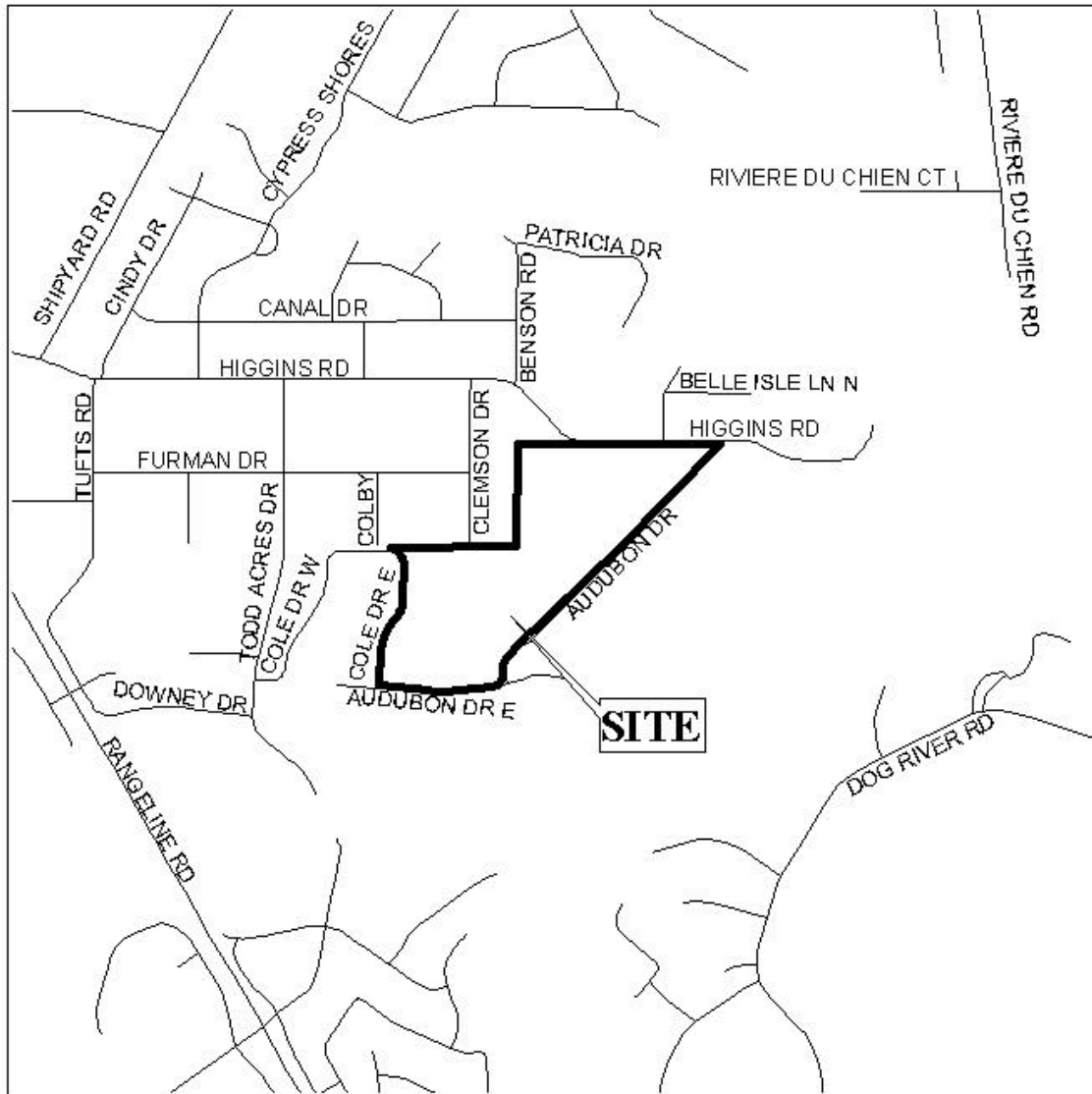
Numerous lots are located on corners and the corner lots fronting existing streets should be limited to one curb cut to the new subdivision streets; specifically, Lots 57 and 60 should be denied direct access to Higgins Road, Lots 9 and 10 should be denied direct access to Audubon Drive, Lots 20 and 28 should be limited to one curb cut each to Audubon Drive, and Lots 31, 108, 110 and 128 should be denied direct access to Cole Drive.

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With modifications and a waiver of Section V.B.1. for the cul de sac East of Clemson Drive, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) provision of a connection with Clemson Drive; 2) that the use of all the common areas (detention, tot-lot etc.) be shown on the final plat, with a note stating that the maintenance thereof shall be the responsibility of the property owners; 3) the placement of note on the final plat stating that Lots 57 and 60 are denied direct access to Higgins Road, Lots 9 and 10 are denied direct access to Audubon Drive, Lots 20 and 28 are limited to one curb cut each to Audubon Drive, and Lots 31, 108, 110 and 128 are denied direct access to Cole Drive; and 4) approval of all applicable federal, state and local agencies.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE August 21, 2003

APPLICANT Rabbit Creek Cove Subdivision

REQUEST Subdivision



RABBIT CREEK COVE SUBDIVISION

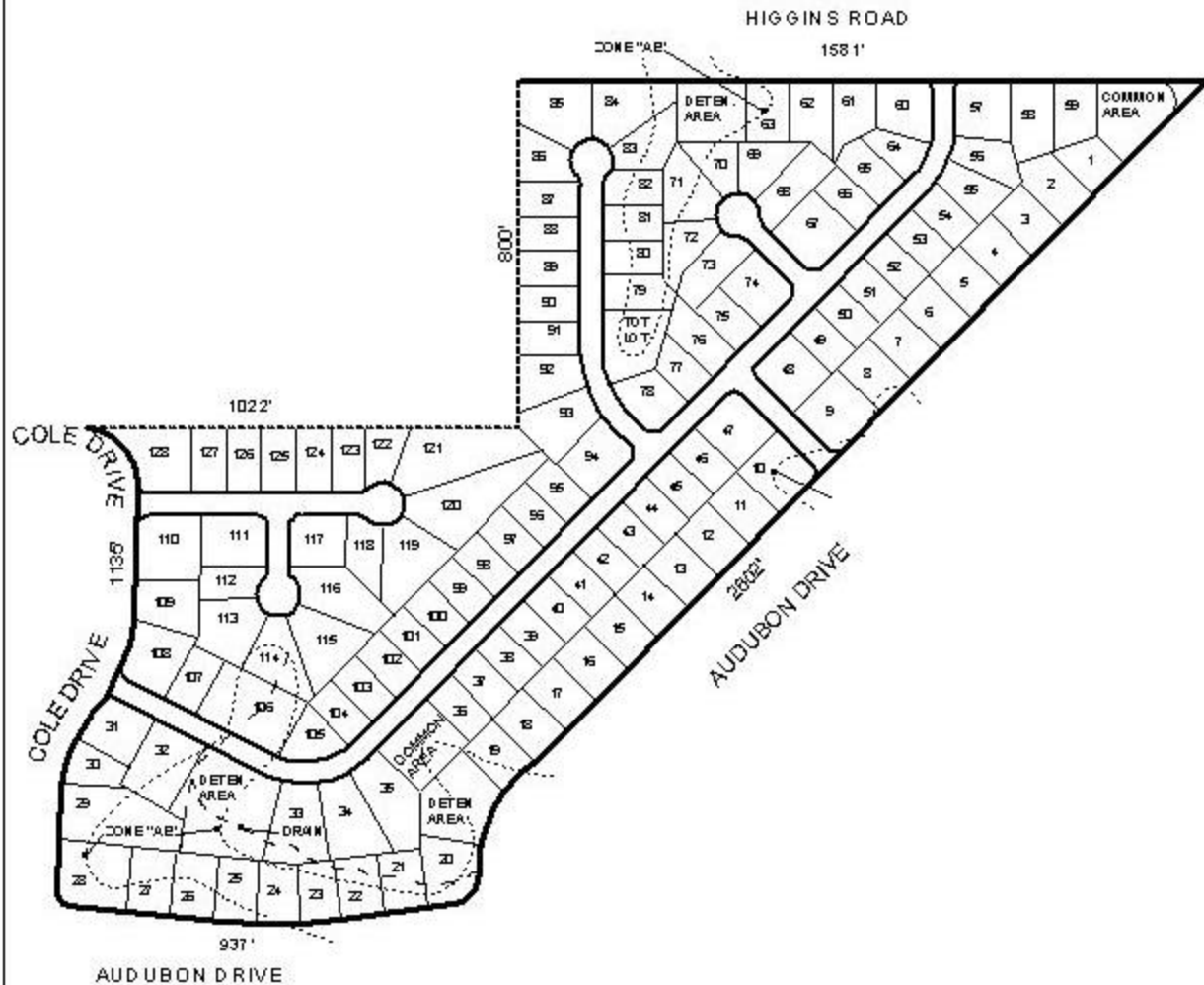


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LEGEND



DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE August 21, 2003

APPLICANT Rabbit Creek Cove Subdivision

USE/REQUEST Subdivision

