

**TURTLE CREEK SUBDIVISION**  
**PHASE II**

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

The plat illustrates the proposed 25.6 acre±, 59 lot subdivision which is located at the East and North termini of Highfield Way, extending South to the East terminus of Turtle Creek Lane South. The subdivision is served by public water and sanitary facilities (South Alabama Utilities).

The proposed subdivision was part of a previously approved subdivision that was to be developed in four phases, and as proposed, would have had two points of access - one to Repoll Road and one to Howard Pearson Road. However, after Phase I was recorded, the approval expired.

While the application now before the Commission represents what was shown as Phase II on the original submission, the plat does not reflect the entire parcel, nor does it reflect compliance with conditions of the previous approval which would be applicable to this unit or Phase.

Based on the preceding, it is recommended that this application be heldover until the July 6 meeting to allow the applicant time to submit a revised plat that includes all of the parent parcel(s), including additional information and postage fees for notification (submissions must be received by June 12).

**Revised from the June 1<sup>st</sup> meeting**

*The applicant has submitted a revised plat that reflects the remainder of the aprent parcel and an adjacent parcel which are depicted as future development.*

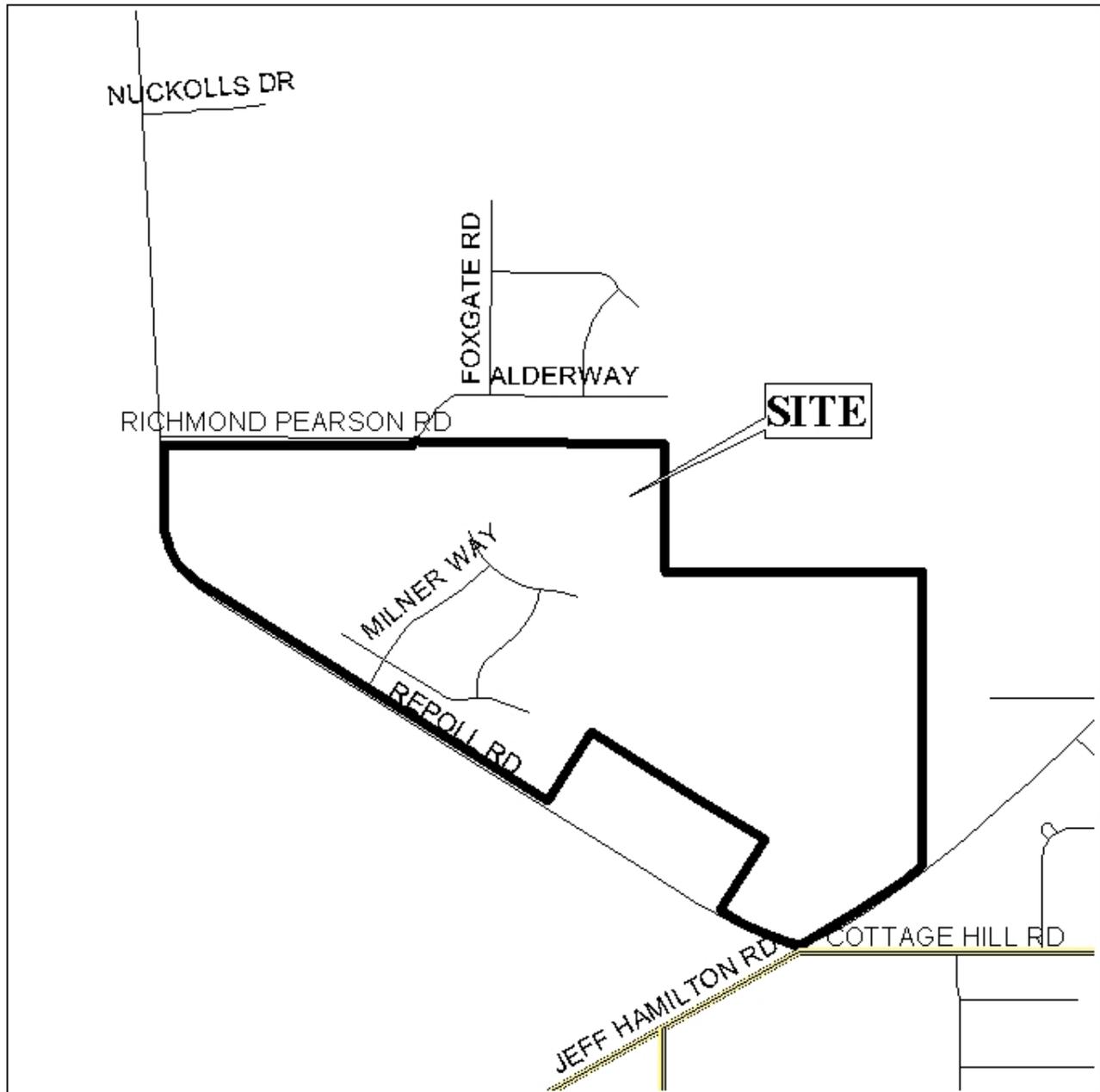
*The purpose of the application is to remove a condition of the previous approval which required a street stub to the East to provide access to the remainder of the parent parcel, which would have been landlocked based upon the plat submitted. The applicant's justification for removal of the street stub condition is two-fold; first, the stub would have to cross an existing water and sewer line and easement; and second, it is the applicant's plan that the property on the East side of the water and sewer easement will be developed as a separate subdivision with a different market base and style of home.*

*In addition to the necessary inclusion of the remainder of the parent parcel and adjacent parcel as future development, the applicant submitted a conceptual layout of the future development area. This conceptual layout contained over 175 lots and only one point of access. While a street stub to the North was shown, there is no street to the North to which the stub would eventually connect.*

*Therefore, based on the total number of lots proposed for Turtle Creek (162), and the potential development of the property adjacent to the East, the requirement for a street stub to the East is still valid and should remain a condition of approval.*

*Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: (1) the provision of a street stub to the East, exact location to be coordinated with Urban Development Staff; (2) the entire parcel(s) to the East be shown on the final plat as Future Development; (3) placement of a note on the final plat stating that maintenance of all common areas shall be the responsibility of the property owners association; (4) placement of a note on the final plat stating that no lots shall have direct access to Repoll Road or Richmond Pearson Road; and (5) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits.*

# LOCATOR MAP



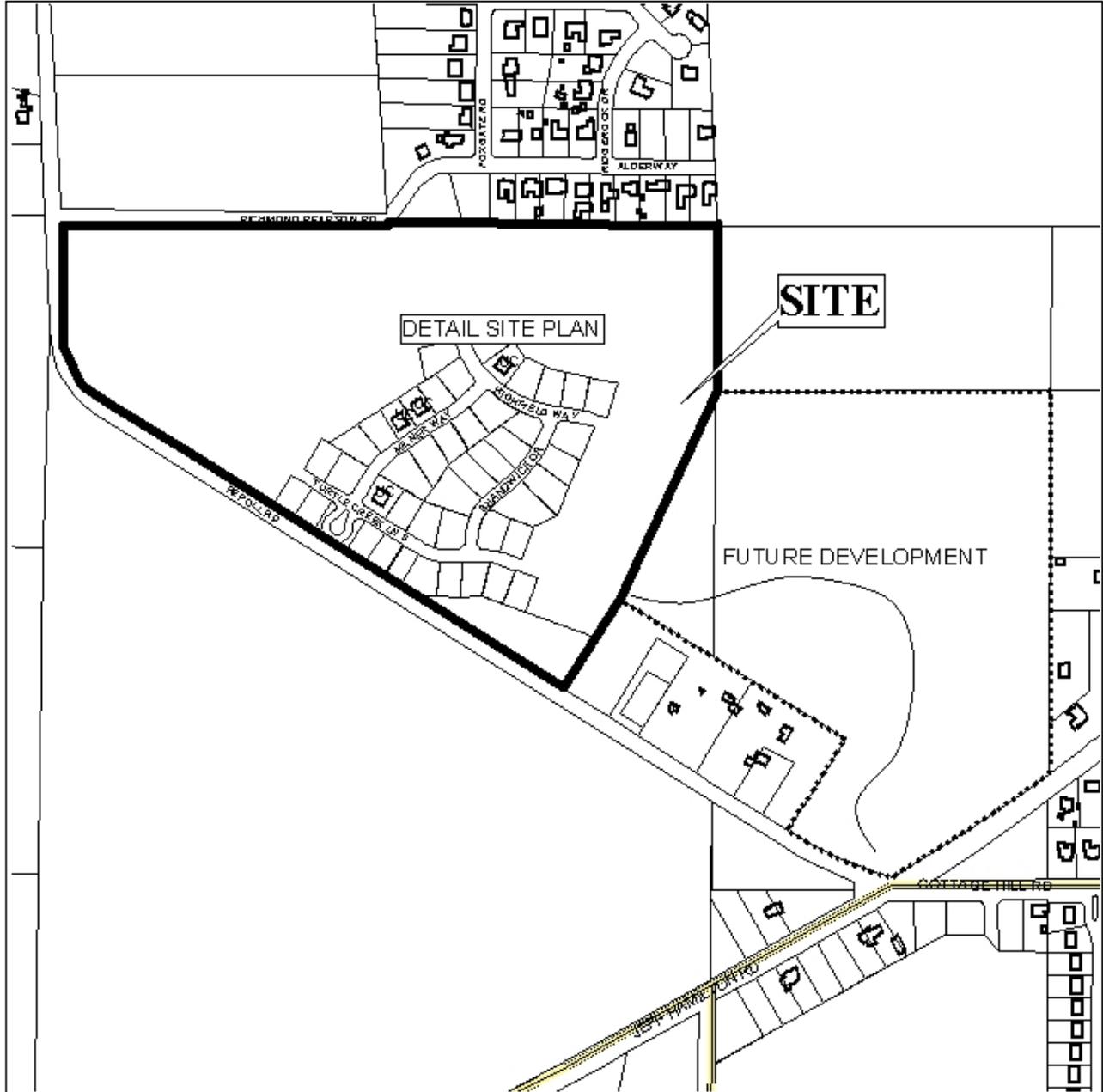
APPLICATION NUMBER Holdover DATE July 6, 2006

APPLICANT Turtle Creek Subdivision, Phase Two

REQUEST Subdivision



# TURTLE CREEK SUBDIVISION, PHASE TWO



APPLICATION NUMBER Holdover DATE July 6, 2006

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	



NTS

# DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE July 6, 2006  
APPLICANT Turtle Creek Subdivision, Phase Two  
REQUEST Subdivision



NTS