

# **SEAGLADE AT ST. ANDREWS BAY**

## **NARRATIVE**

The purpose of this project is to create a new 27 Lot subdivision in unincorporated Baldwin County. The current property is split between 2 zoning classifications of RSF-4 and RSF-1 wherein Lots 1-17 will be zoned RSF-4 and Lots 18-27 will be Zoned RDF-1. The lots will all front on a proposed new private street that will tie into Pontoon Lane and Triple Tail Lane with no lots being allowed to direct tie a future driveway onto Dixie Graves Parkway/Fort Morgan Road. The private drive shall be maintained by the home owners association which will also be responsible for enforcing the beach mouse restrictive covenants. The small portions of the new road in the rights-of-way of Pontoon Lane and Triple Tail Lane shall be built to the County build-up required for subdivision roads as will the private drive located within the proposed development. The parcel is in the protected Alabama Beach Mouse habitat area which is driving the nature and content of the restrictive covenants including specifics pertaining to lighting, trash receptacles, landscaping and even the intrusiveness of construction; for example, the Daphne office of the Alabama Ecological Services field Office of the U.S. Fish & Wildlife Service has stipulated that no gravel roads could be used on this project even for privately maintained roads. To comply with the federal beach mouse habitat preservation restrictions therefore, the common area will have to, for the most part, be left in its current state. It is the intent of the developer to create for-sale owner/occupant single-family homes with the full understanding that each home will have to comply with the floodplain finished floor elevation requirements as each unit pulls their own individual building permit. These are currently planned to be tract homes and will be individually built and designed based on the preferences for each future owner. Utilities are currently immediately available and we do not foresee much land disturbance to accommodate those tie-ins.