

MAGNOLIA SPRINGS SUBDIVISION, PHASE II

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water and Sewer Systems Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 22.5± acre, 42-lot subdivision, which is located on the North side of Silver Pine Road at the North terminus of Maple Valley Road. The applicant states that the subdivision is served by public water and sanitary sewer.

There are several issues of concern with the proposed subdivision; first of all, a condition of approval for the overall 440 ± acre, 948 lot subdivision from the April 19, 2007 meeting of the Planning Commission was that each individual phase be submitted to the Planning Commission for review; however, this subdivision application expired in April of 2008. It should be noted that Phase One was approved as a separate application on November 21, 2008 and recorded in January of 2009: the approval of Phase One included a requirement for a Traffic Impact Study for the entire development with any future phase. It should be noted that the applicant did not submit a Traffic Impact Study with this phase of development; thus the study should be submitted with the new overall subdivision application. Secondly, all previous approvals have expired and no extensions have been filed; thus a new application for the overall development will need to be submitted. Thirdly, the proposed Phase Two seems to be deviating from the overall subdivision plan. Finally, the applicant has failed to comply with previous Planning Commission approvals.

Also, the site is located (at least partially) within the J.B. Converse watershed, the primary drinking water supply for the Mobile Area Water and Sewer System. The Subdivision Regulations were recently amended (Section V.A.5.) to at minimum match Mobile County standards for development within the watershed, thus the site must be designed so that no field

lines or septic tanks are constructed or maintained within a “flood prone area” as designated by FEMA, or within a “Buffer Zone” as defined in Section II, Definitions. Furthermore, within the watershed, storm water detention facilities are required in any Subdivision. Detention areas must be designed to provide a minimum detention capacity to accommodate the volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate. A licensed Professional Engineer must certify, prior to the recording of the final plat, that the design of the Subdivision and its storm water detention features are designed in accord with these requirements. Any storm water detention facility must be shown in the plans and on the recorded subdivision plat as a common area not maintained by the City of Mobile, Mobile County or the State of Alabama.

All Subdivisions shall use “Best Management Practices” for water quality protection as identified in The Use of Best Management Practices (BMPs) in Urban Watersheds – EPA, per the requirements of Section V.A.5. of the Subdivision Regulations (amended September 18, 2008).

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City’s storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, it is recommended that this application be denied for the following reasons:

- 1) composite subdivision application has expired, submission of a new overall subdivision application is required;
- 2) failure to comply with previous Planning Commission approval condition regarding the submission of a Traffic Impact Study; and
- 3) proposed Phase Two is deviating from the overall subdivision plan.

Revised for the July 8th meeting:

This application was heldover from the June 3rd meeting at the applicant’s request.

The applicant sent a message via email to staff stating that the Traffic Impact Study (TIS) would not be ready until July 2nd. Staff informed the applicant that more time would be needed to review the TIS by July 8th meeting. As no new information has been submitted the original recommendation stands.

Based on the preceding, it is recommended that this application be denied for the following reasons:

- 1) composite subdivision application has expired, submission of a new overall subdivision application is required;
- 2) failure to comply with previous Planning Commission approval condition regarding the submission of a Traffic Impact Study; and
- 3) proposed Phase Two is deviating from the overall subdivision plan.

Revised for the August 19th meeting:

This application was heldover from the July 8th meeting at the applicant's request.

The applicant submitted a Traffic Impact Study (TIS) that accounts for the total construction of single-family homes in Phases One and Two, assuming a build-out of 217 homes by year 2021. It should be noted that the Intersection Capacity Analyses revealed a concern in terms of Levels of Service (LOS) at the intersection of Schillinger Road North and Silver Pine Road. The LOS ranges from A thru F, with A representing the most desirable conditions and F representing the most undesirable conditions, while a LOS of C or better is preferred. The report referenced PM peak traffic volumes in 2014 (with approximately 92 homes sold) a LOS of E is realized for the Eastbound approach of Silver Pine Road. According to Mobile County, Schillinger Road is to be "five-laned" within three to five years. The Traffic Impact Study assumes that the Schillinger Road widening project will be complete by 2015 and should ease traffic flow and bring the PM traffic volumes to an acceptable LOS of C.

It should also be noted that the TIS submitted only counts for 217 lots for the entire composite subdivision, a new Traffic Impact Study will be required if changes to the composite plan proposes more than 217 lots.

The site has frontage onto Silver Pine Road, a proposed major street. The plat depicts dedication of right-of-way sufficient to provide a minimum of 50-feet from the centerline of Silver Pine Road where it is a proposed major street, and additionally dedicates 30-feet from the projected non-major street centerline of Silver Pine Road.

New road construction is proposed. Any new roads for the site must be constructed to meet County Engineering standards and be dedicated to Mobile County for maintenance. Additionally, all lots should be limited to one curb-cut each, with the size, design and location to be approved by County Engineering, and should be denied direct access to Silver Pine Road.

All lots are labeled with their size in square feet, and the 25-foot setback line is depicted on the plat, as is a note indicating the required front minimum building setback.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species.

Six common areas containing a total of 8.59 ± acres are depicted on the plat. The two primary common areas will be used for storm water detention and recreation. The common areas are labeled, and provision of a note on the Final Plat stating that maintenance of all common areas is the responsibility of the property owners.

The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8 of the Subdivision Regulations.

The site is located within the J.B. Converse watershed, the primary drinking water supply for the Mobile Area Water and Sewer System. The Subdivision Regulations were recently amended (Section V.A.5.) to at minimum match Mobile County standards for development within the watershed, thus the site must be designed so that no field lines or septic tanks are constructed or maintained within a “flood prone area” as designated by FEMA, or within a “Buffer Zone” as defined in Section II, Definitions. Furthermore, within the watershed, storm water detention facilities are required in any Subdivision. Detention areas must be designed to provide a minimum detention capacity to accommodate the volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate. A licensed Professional Engineer must certify, prior to the recording of the final plat, that the design of the Subdivision and its storm water detention features are designed in accord with these requirements. Any storm water detention facility must be shown in the plans and on the recorded subdivision plat as a common area not maintained by the City of Mobile, Mobile County or the State of Alabama.

All Subdivisions shall use “Best Management Practices” for water quality protection as identified in The Use of Best Management Practices (BMPs) in Urban Watersheds – EPA, per the requirements of Section V.A.5. of the Subdivision Regulations (amended September 18, 2008).

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City’s storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

RECOMMENDATION

Based upon the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) submission and approval of individual applications for each phase or unit, to ensure that development occurs in a manner to provide the most points of access in a timely and efficient manner;
- 2) submission of a new Traffic Impact Study if the proposed development increases beyond 217 lots or any commercial activity is proposed;
- 3) submission of a Master Plan (composite) prior to any future phases;
- 4) common areas should be labeled and a note placed on the Final Plat stating that maintenance of all common areas is the responsibility of the property owners;
- 5) retention of the 25-foot minimum building setback line on all lots;
- 6) placement of a note on the Final Plat stating that the all lots, are denied direct access to Silver Pine Road and are limited to one curb cut, with the size, design and location to be determined by County Engineering and conform to AASHTO standards;
- 7) retention of the labeling of the size of the lot, in square feet, or provision of a table on the Final Plat with the same information;

- 8) Must comply with Engineering comments: *Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.*
- 9) provision 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.8 of the Subdivision Regulations;
- 10) provision of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and
- 11) full compliance with all municipal codes and ordinances.

LOCATOR

THIS SITE IS LOCATED IN
BIG CREEK LAKE WATERSHED



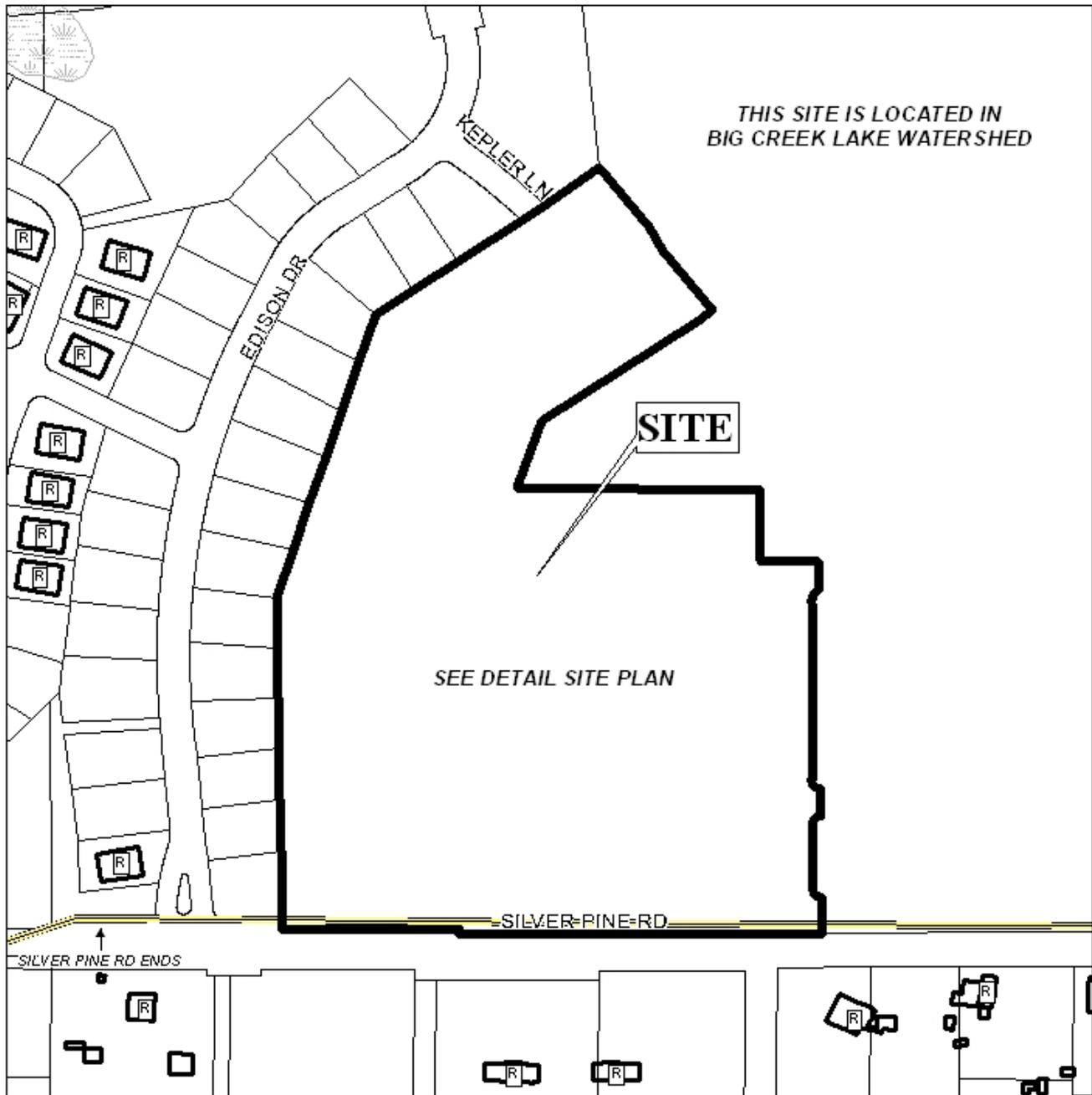
APPLICATION NUMBER 1 DATE August 19, 2010

APPLICANT Magnolia Springs Subdivision, Phase II

REQUEST Subdivision



MAGNOLIA SPRINGS SUBDIVISION, PHASE II



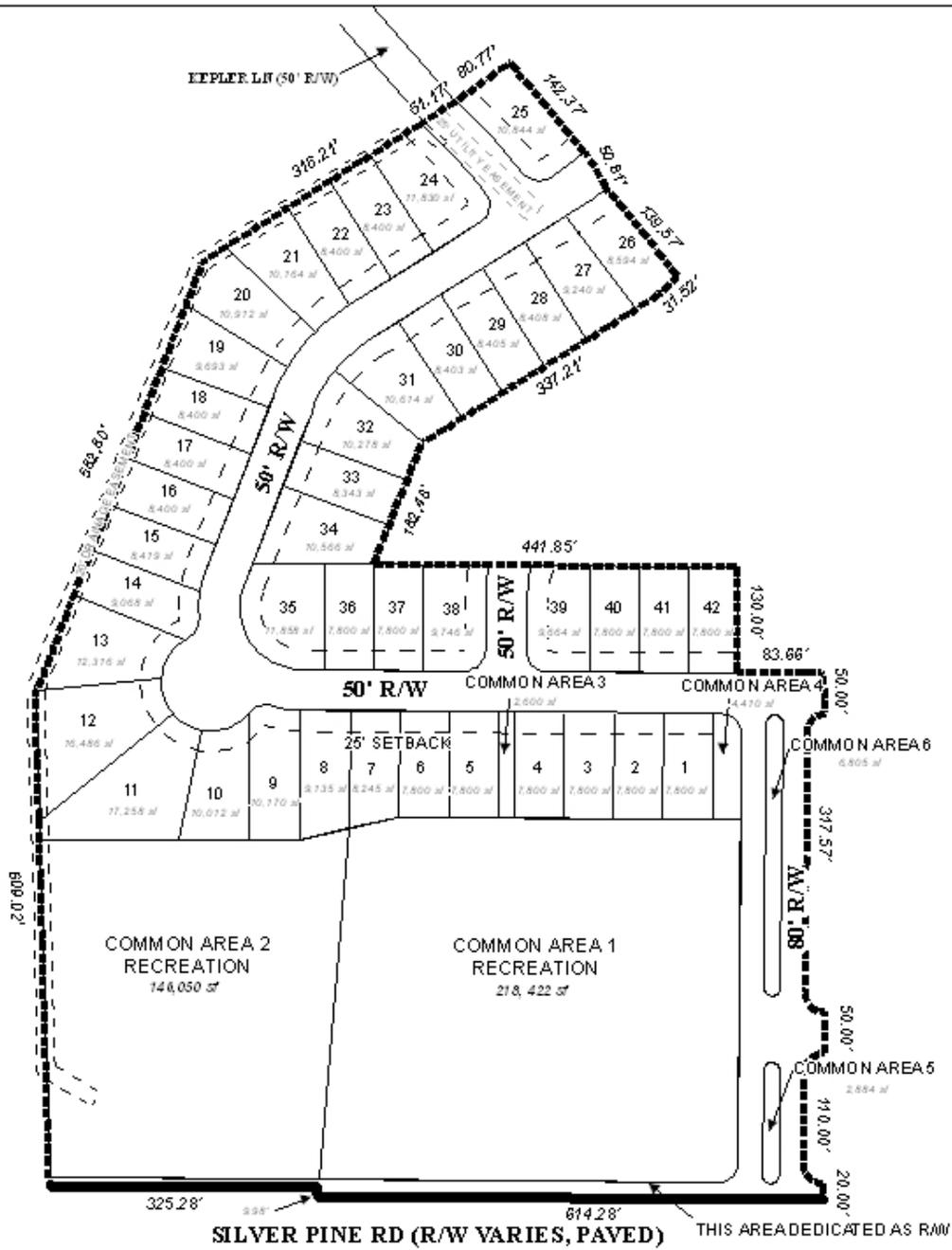
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE August 19, 2010
 APPLICANT Magnolia Springs Subdivision, Phase II
 REQUEST Subdivision

