

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.

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- 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.

LOCATOR

THIS SITE IS LOCATED IN
BIG CREEK LAKE WATERSHED



APPLICATION NUMBER 5 DATE July 8, 2010

APPLICANT Magnolia Springs Subdivision, Phase II

REQUEST Subdivision



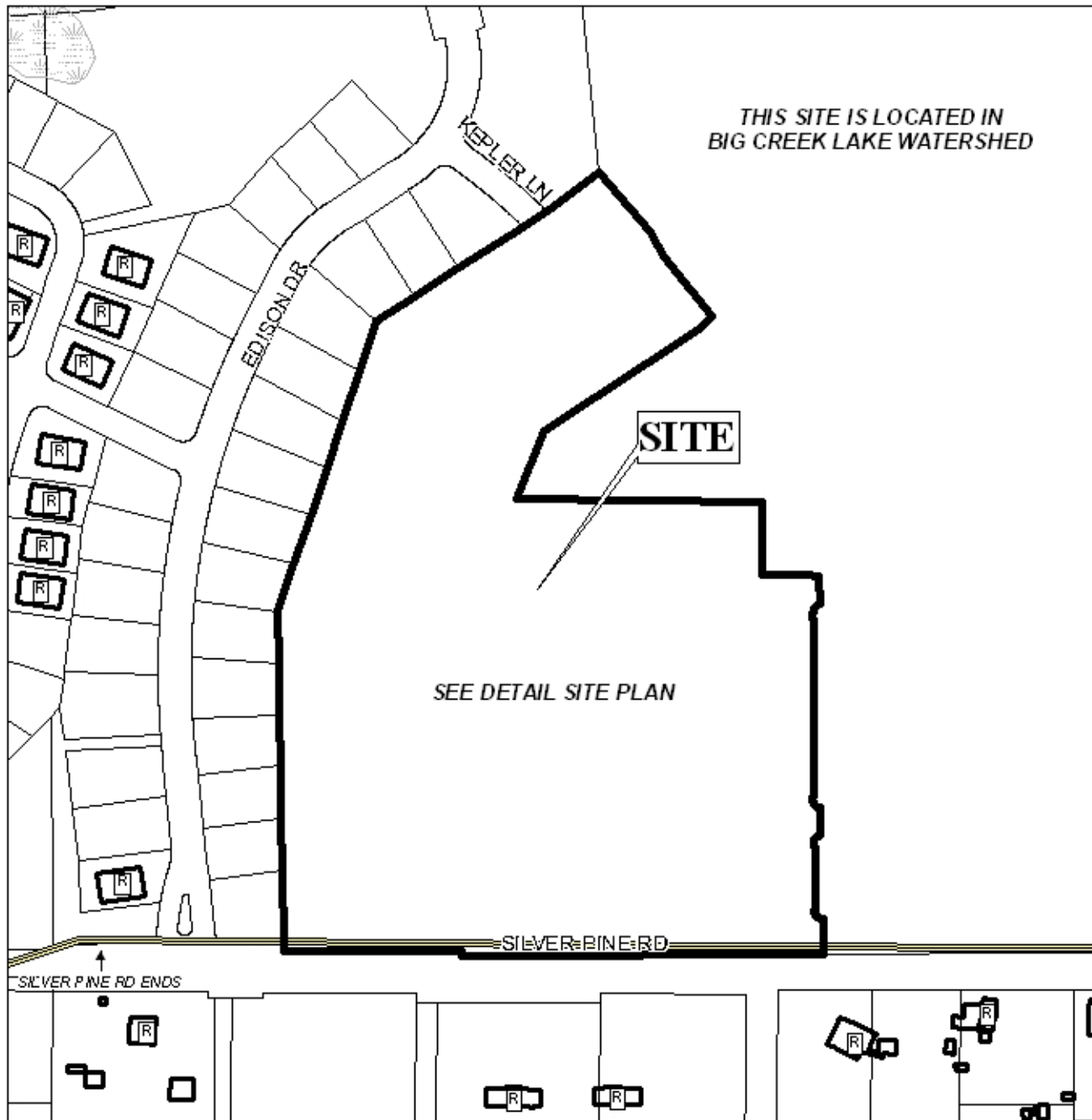
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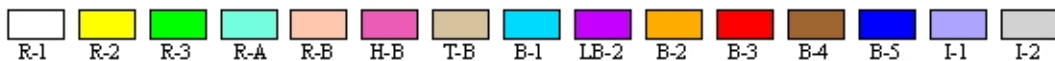


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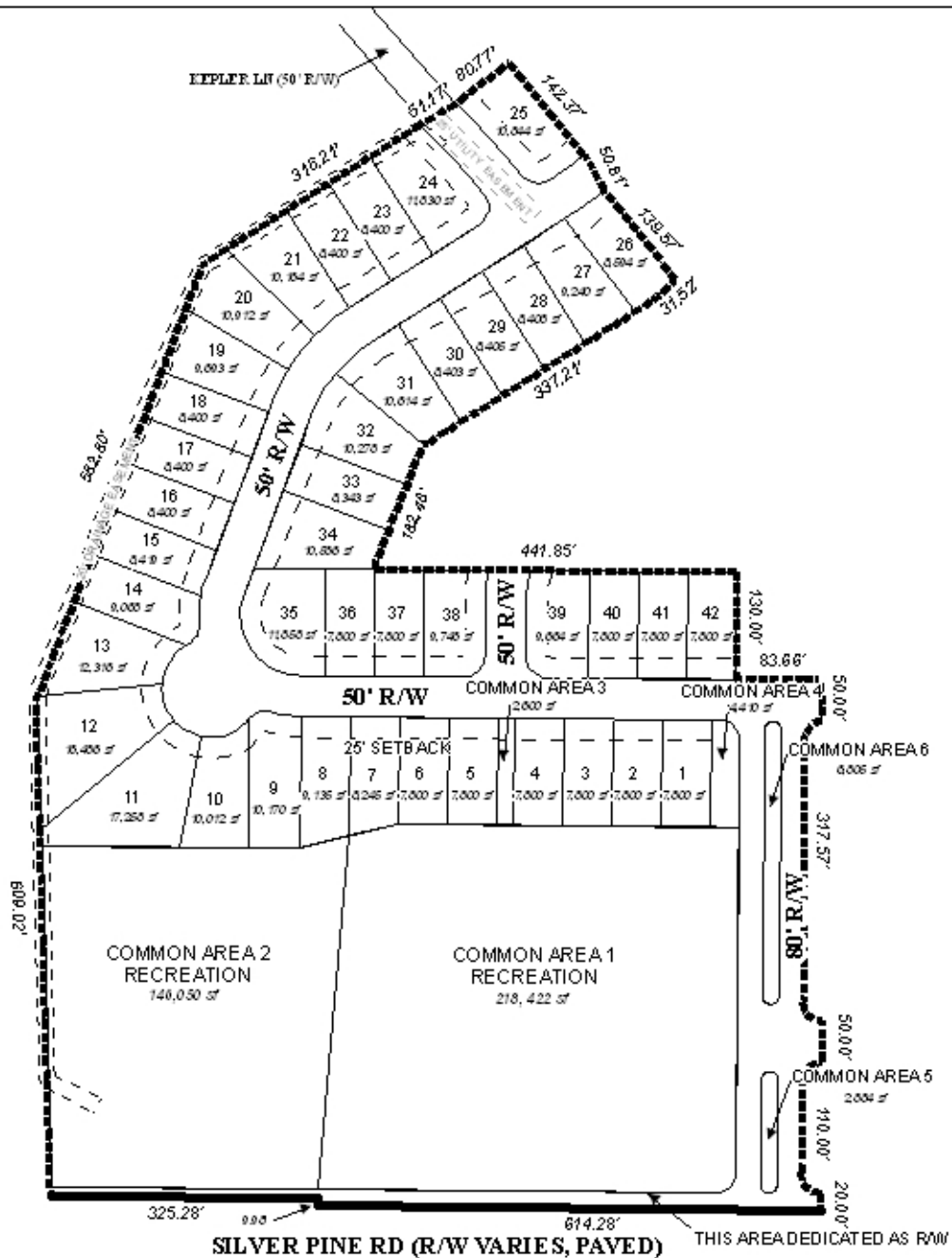


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LEGEND



DETAIL SITE PLAN



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