

MAGNOLIA SPRINGS SUBDIVISION

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

The plat illustrates the proposed 948 Lots / 439.8± Acres subdivision, which is located on the North side of Silver Pine Road, ½ mile ± West of Schillinger Road North and extending North to the West terminus of Crary Avenue, and is outside the city limits, but within the Planning Jurisdiction. The subdivision is served by public water and sanitary facilities.

The site has been the subject of two previous subdivision applications, one for 101 lots and the most recent for 1,322 lots. Both applications were approved subject to several conditions. The application now before the Commission is for 948 lots, which the applicant is requesting to be considered under the innovation section of the Subdivision Regulations. The justification for this consideration is that the subdivision proposes a variety product types within one “community”.

These product types vary from three patio garden home sections with 52' x 125' lots (6,500 sq.ft.), and which will comprise approximately 17% of the overall development. The remaining three product types will be on lots ranging from 62' x 125', to 95' x 135'. One large 15 acre lot has been designated for Multi-Family Development.

The plan proposes over 40 acres of open space, creating a density level for the single-family portion of the development of 2.2 dwelling units per acre. Given the multiple dwelling types, the patio garden homes and the compensating open space, and overall reduced density, consideration under the innovative section of the Subdivision Regulations would be appropriate.

The areas of open space are labeled as common area, as are areas of wetlands, islands or medians in the roadway, areas containing lakes and other amenities, as well as detention areas. All areas not designated as lots should be labeled as common areas, and a note should be required on the final plat, if approved, stating that maintenance of all common areas is the responsibility of the property owners (association).

There is one minor point of concern relating to the configuration; the location of the proposed road connecting the westernmost unit to the rest of the proposed development. While that roadway is within dedicated right-of-way, it is also partially within the right-of-way dedicated for the future extension of Silver Pine Road, but not entirely. This could potentially create an issue when Silver Pine Road is extended in this area.

In most likelihood, as this would be one of the latter (or last) units constructed, the issue could potentially be resolved prior to construction. Therefore, if approved, a condition requiring coordination between the developer and County Engineering regarding the exact location and design of the connecting should be placed on the approval.

While the plat reflects compliance/similarity with previous applications/approvals, one issue that is not reflected is the provision of a street stub to the East. Based on the number of lots

proposed, an additional point of access (future) would be desirable. Therefore, if approved, a condition requiring the provision of a street stub to the East would be appropriate. Additionally, given the overall size and number of lots, the subdivision will probably be developed in phases or units. As a phasing plan was not submitted with the application packet, individual applications for each phase or unit should be required to ensure that development occurs in a manner to provide the most points of access in a timely and efficient manner.

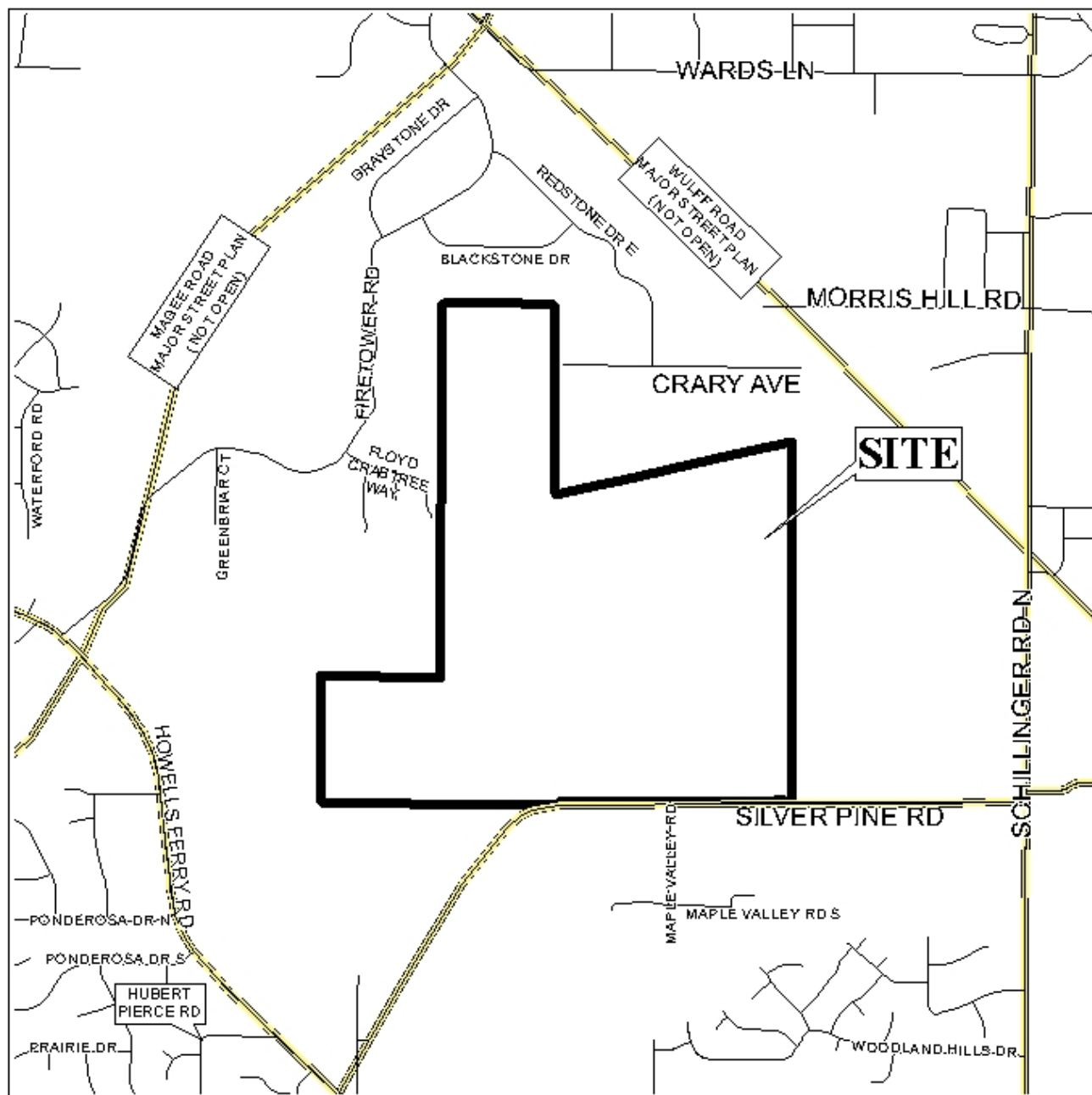
This site is located in Mobile County, thus a note should be placed on the final plat stating that any lots which are developed commercially (or multi-family residential) and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved. The plat should also be revised to depict lot sizes to be illustrated in square feet either through labeling or the provision of a table on the Final Plat.

Based upon the preceding, it is recommended that the plat be considered under the innovative section of the Subdivision Regulations, and granted Tentative Approval subject to the following conditions:

1. dedication of sufficient right-of-way along Silver Pine Road to provide 50' from centerline for the portion on the Major Street Plan, and 30' from centerline for the remainder of the future frontage, as shown on the plat submitted;
2. provision of a street stub to the East;
3. coordination with County Engineering regarding the location and design of the proposed road connecting the westernmost unit with the remainder of the development;
4. 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;
5. all proposed roads be constructed to county standards, and dedicated to Mobile County;
6. all areas not designated as lots should be labeled as common areas (including wetlands and detention areas), and a note placed on the final plat stating that maintenance of all common areas is the responsibility of the property owners (association);
7. placement of a note on the final plat stating that any lots which are developed commercially (or multi-family residential) and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;
8. provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat;
9. labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.

LOCATOR MAP



APPLICATION NUMBER 6 DATE April 19, 2007

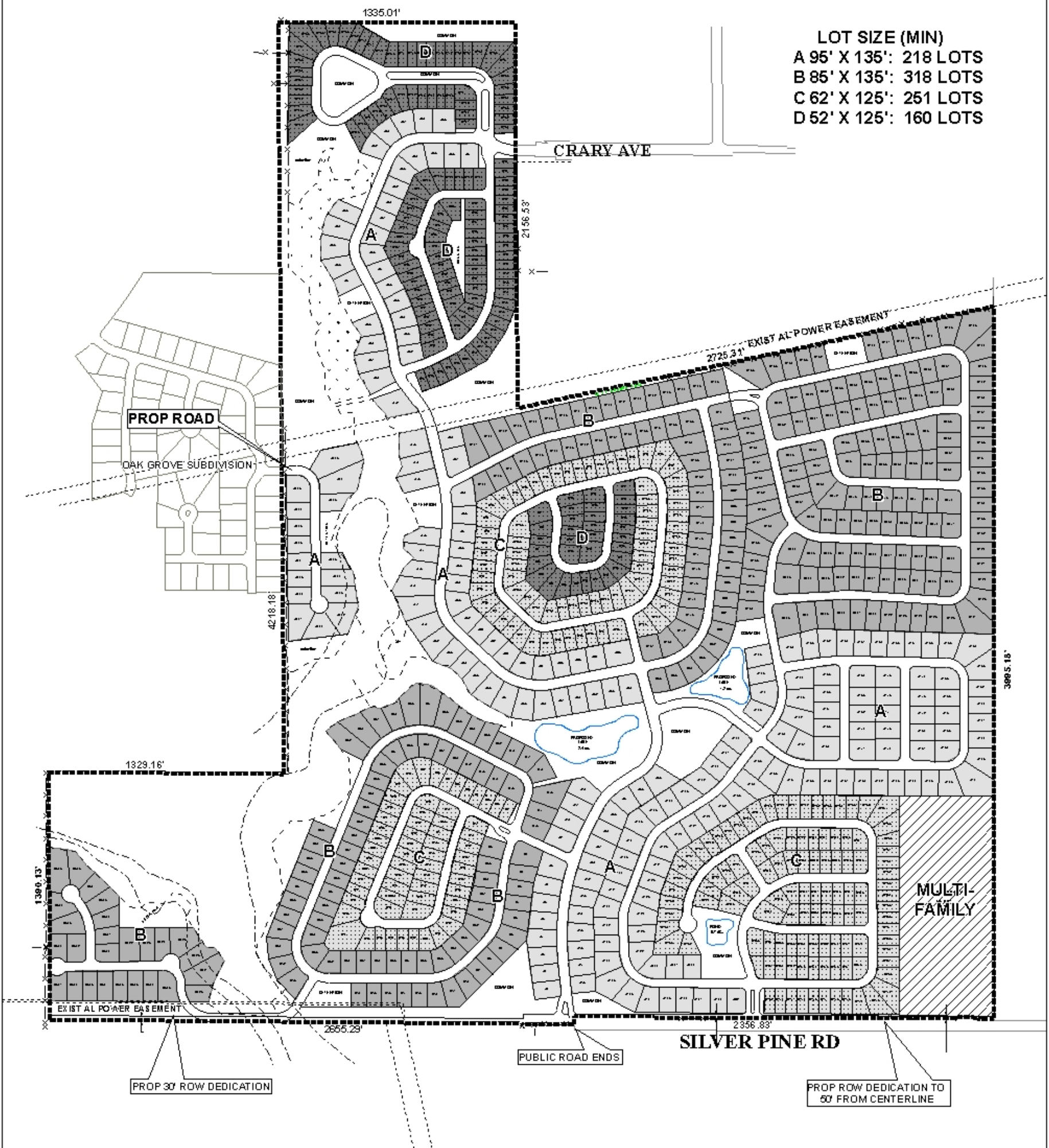
APPLICANT Magnolia Springs Subdivision

REQUEST Subdivision



NTS

DETAIL SITE PLAN



APPLICATION NUMBER

6















DATE

April 19, 2006



This is a detailed site plan for the Silverpine Subdivision. The plan shows a large area of NWI Wetlands, indicated by a wavy line pattern, running through the center and bottom left. A thick black line outlines the subdivision boundary. To the left, there is a residential area with a street labeled 'OAK GROVE UNIT 2'. A road labeled 'CRARY AVE (UNPAVED)' runs horizontally across the middle. To the right, there are more residential lots and a road labeled 'SILVERPINE RD'. A label 'SEE DETAIL SITE PLAN' points to a specific area within the subdivision. Other labels include 'BLACKSTONE DR', 'NURSERY', 'PAVEMENT ENDS', 'REDSTONE DR', 'MORRIS HILL RD', 'WILPF ROAD EXTENSION MAJOR'S REEF PLAN (NOT OPEN)', 'MAPLE VALLEY RD', and 'FIRE TOWER RD'. The plan also shows various smaller features like 'TRL' (Topographic Reference Line) and 'VAC' (Vacant) areas.

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