

## **SPRING GROVE SUBDIVISION, UNIT TWO**

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

The plat illustrates the proposed 173 lot, 26.7± acres subdivision which is located at the West terminus of Spring Grove South, extending to the North terminus of Summer Crossings and the West terminus of Spring Grove North; and the West side of Dawes Road extending to the North terminus of Spring Grove Court. The site is served by public water and sanitary sewer.

The two portions of the site were originally approved as a part of the overall Spring Grove Subdivision, a 283 lot development. Unit One was recorded under the previous approval with 141 lots. The applicant now proposes more lots in Unit Two (173 lots), for a total of 314 lots, thus a new application is required.

The site fronts Dawes Road, a planned major street, and the dedication of the necessary right-of-way to provide 50-feet from the centerline, is illustrated on the plat.

This unit will continue the style of Spring Grove Unit One with sidewalks, curb and gutter streets, and street lighting. As illustrated on the detail site plan, many lots are substandard in width and area; however, this development may be considered under the innovative development section of the Subdivision as a variety of housing options are offered on the site—patio/garden style homes, as well as standard single-family residences. However, a waiver of Section V.D.2. would be required for the substandard width and lot size.

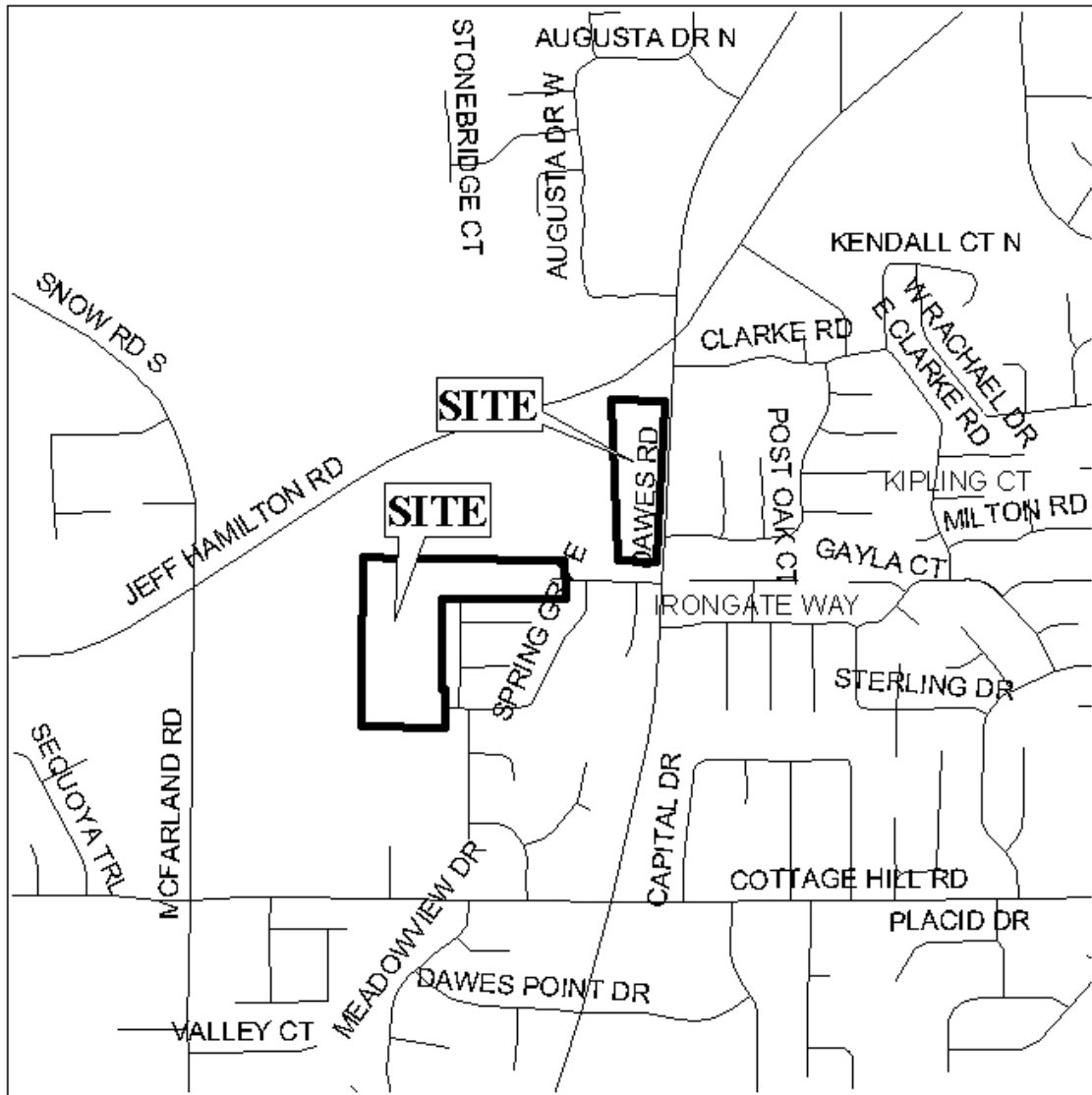
Additionally, documentation was submitted by the applicant's engineer which illustrates that exclusive of the wetlands, detention area, new streets and dedication along Dawes Road, usable compensating common space is being provided which would exceed 7,200 square feet per lot. Specifically, there is more than adequate area for 314 lots.

The proposed layout creates a long "straight-a-way" and a traffic calming device (traffic circle) should be provided at the intersection of Lots 53-55, 78 and 79. While a street stub would typically be required to the North, as illustrated on the Vicinity Map, all the lots to the North are developed and have frontage on Jeff Hamilton Road. However, the lots to the west are land-locked, and one street stub should be provided in the area of Lots 26-28.

The plat illustrates some wetlands along the northern portion of the development and as such the area may be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the recording of the final plat.

With a waiver of Section V.D.2. the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of the necessary right-of-way to provide 50-feet from the centerline of Dawes Road, as shown on the plat submitted; 2) the provision of traffic calming (to be coordinated with and approved by County Engineering) at the intersections of Lots 53-55 and 78 and 79; 3) provision of a street stub to the West in the area of Lots 26 and 28; and 4) the approval of all applicable federal, state and local agencies prior to the recording of the final plat.

## LOCATOR MAP



APPLICATION NUMBER 22 DATE January 6, 2004

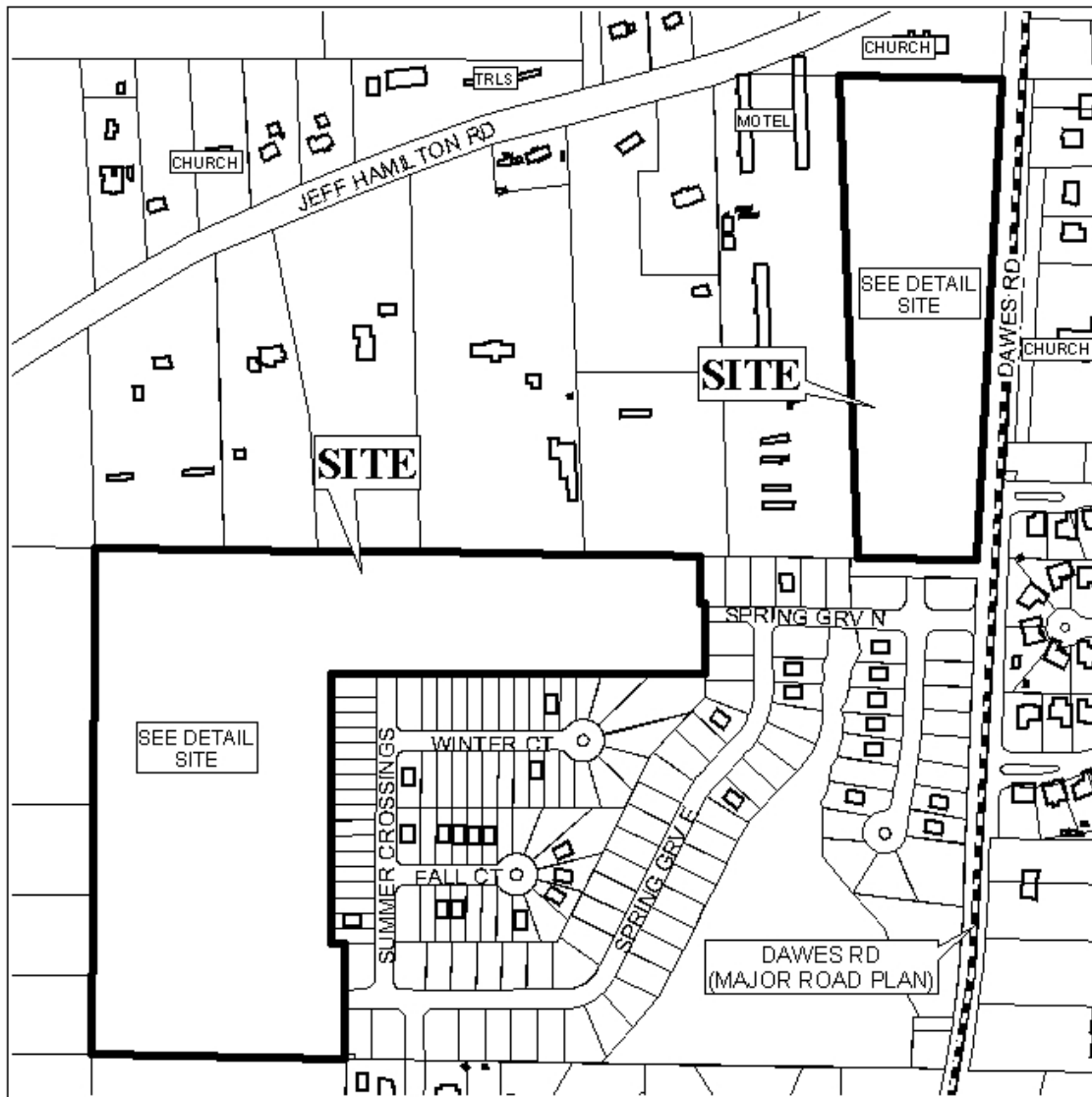
APPLICANT Spring Grove Subdivision, Unit Two

REQUEST Subdivision



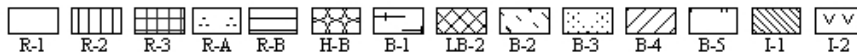
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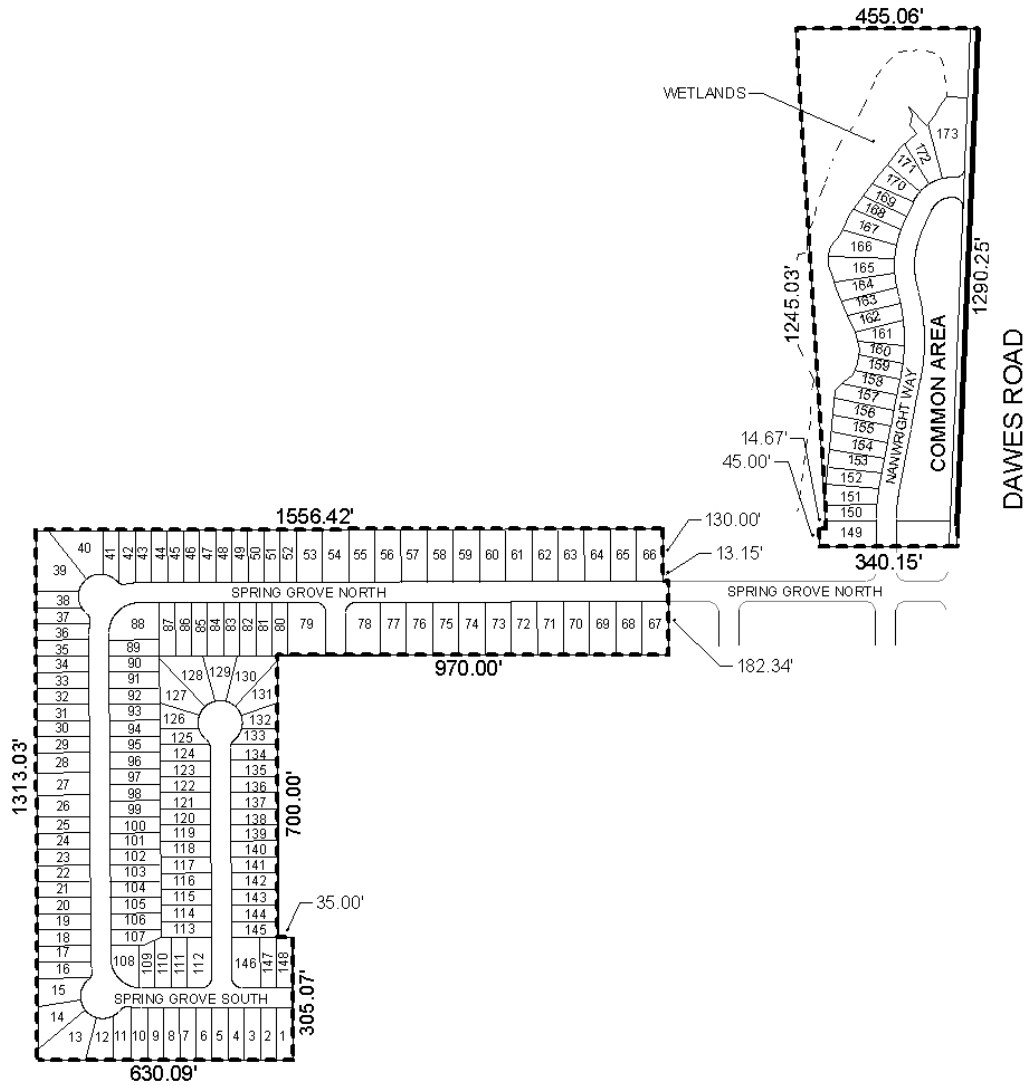


APPLICATION NUMBER 22 DATE January 6, 2004

LEGEND



# DETAIL SITE PLAN



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 APPLICANT Spring Grove Subdivision  
 REQUEST Subdivision

