

## **THE ESTATES AT MAGNOLIA GROVE SUBDIVISION**

Engineering Comments: It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

MAWSS 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 21.2± acre, 23 lot subdivision, which is located on the South side of Magnolia Grove Parkway, 300'± West of Clear Pointe Court, and is in City Council District 7. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a 23 lot subdivision from an existing metes and bounds parcel. The site was part of a much larger subdivision and PUD that was submitted and approved in 1999. Unfortunately, however, this portion was never constructed, nor were extensions granted. Additionally, the plat now before the Commission differs greatly from the 1999 approval.

Access management is a concern due to lots 1 through 6 having double frontage (both the front and the rear of the property abut public rights-of-way), and 23 being a corner lot with significant frontage (side) on Magnolia Grove Parkway. A note should be placed on the plat stating that direct access to Magnolia Grove Parkway is denied for all lots. A note should also be placed on the plat stating that each lot is limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform with AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is shown but not labeled for most of the lots within the subdivision, however, it also should be depicted for

those lots with rear frontage along Magnolia Grove Parkway. The plat should be revised to show and identify the setback line from all street right-of-ways.

A common area for detention is depicted on the plat, as is a common area at the entrance to the subdivision. A note on the preliminary plat states that all commons area will be maintained by the property owners association, and should remain on the Final Plat, if approved.

A portion of the site contains wetlands. The presence of wetlands indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

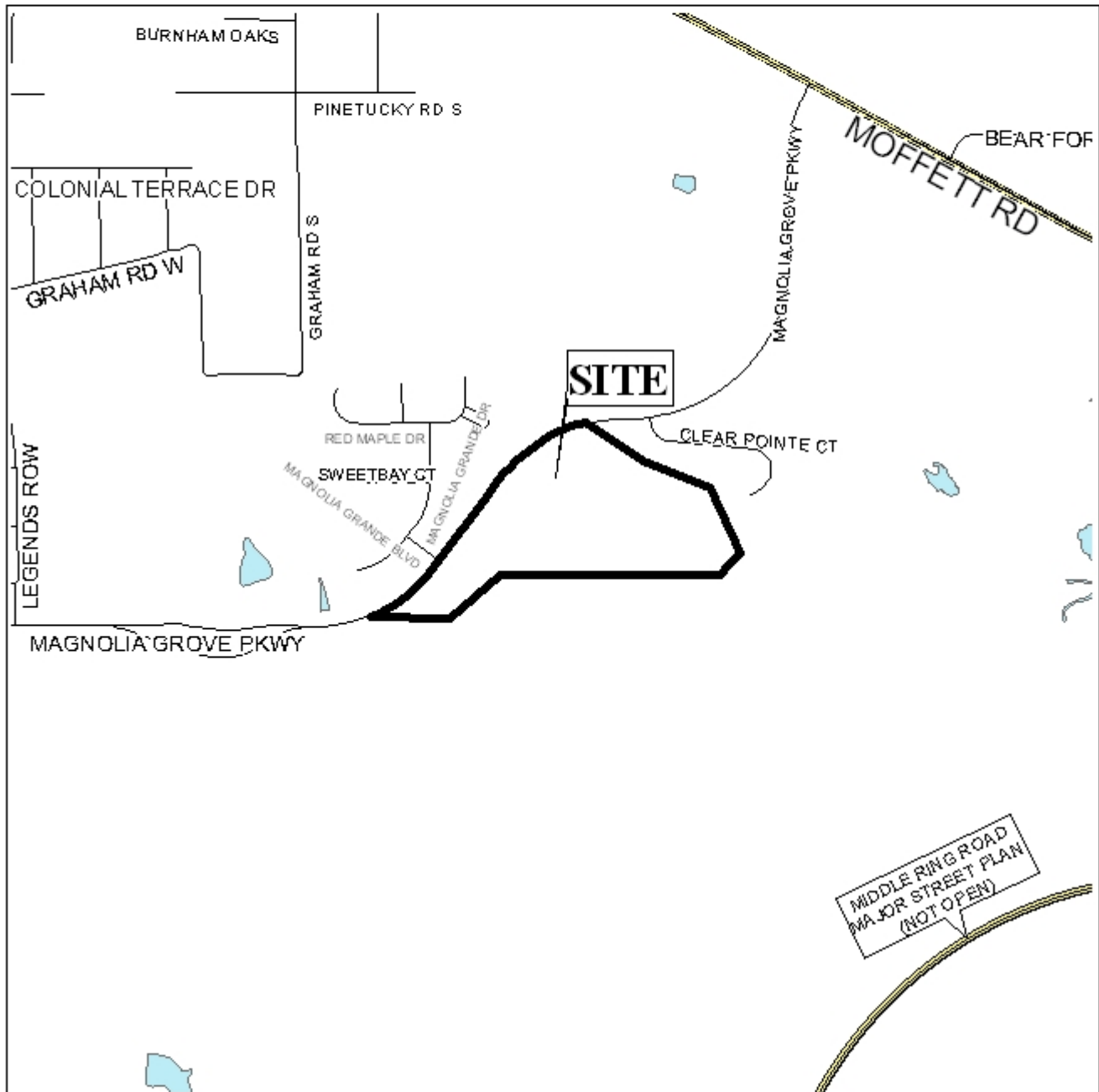
The proposed street will exceed the maximum length of a closed-end street as recommended by the Subdivision Regulations; however, given the configuration of the wetlands and the surrounding development, a waiver of Section V.B.6. is recommended. Additionally, as is typical with lots similarly situated, Lots 2-9 exceed the maximum width to depth ratio recommended by the Regulations, thus a waiver of Section V.D.3., is also recommended. Each lot is labeled with its size in square feet, and such labeling should remain on the Final Plat, if approved.

As no PUD was submitted to allow reduced setbacks or increased site coverage, standard Zoning Ordinance requirements will be applied and should be so noted on the plat, especially given the size of the lots.

With a waiver of Sections V.D.3 and V.D.6 the plat will meet the minimum requirements of the Subdivision Regulations, and is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the final plat stating that direct access to Magnolia Grove Parkway is denied for Lots 1-6 and 23;
- 2) placement of a note on the final plat stating that each lot is limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform with AASHTO standards;
- 3) revision of the plat to show and identify the setback line from all street right-of-ways;
- 4) the note on the preliminary plat stating that all commons area will be maintained by the property owners association remain on the Final Plat;
- 5) placement of a note on the final plat stating that standard Zoning Ordinance setback and site coverage requirements will be applicable to all lots; and
- 6) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities.

# LOCATOR MAP



APPLICATION NUMBER 27 DATE August 16, 2007

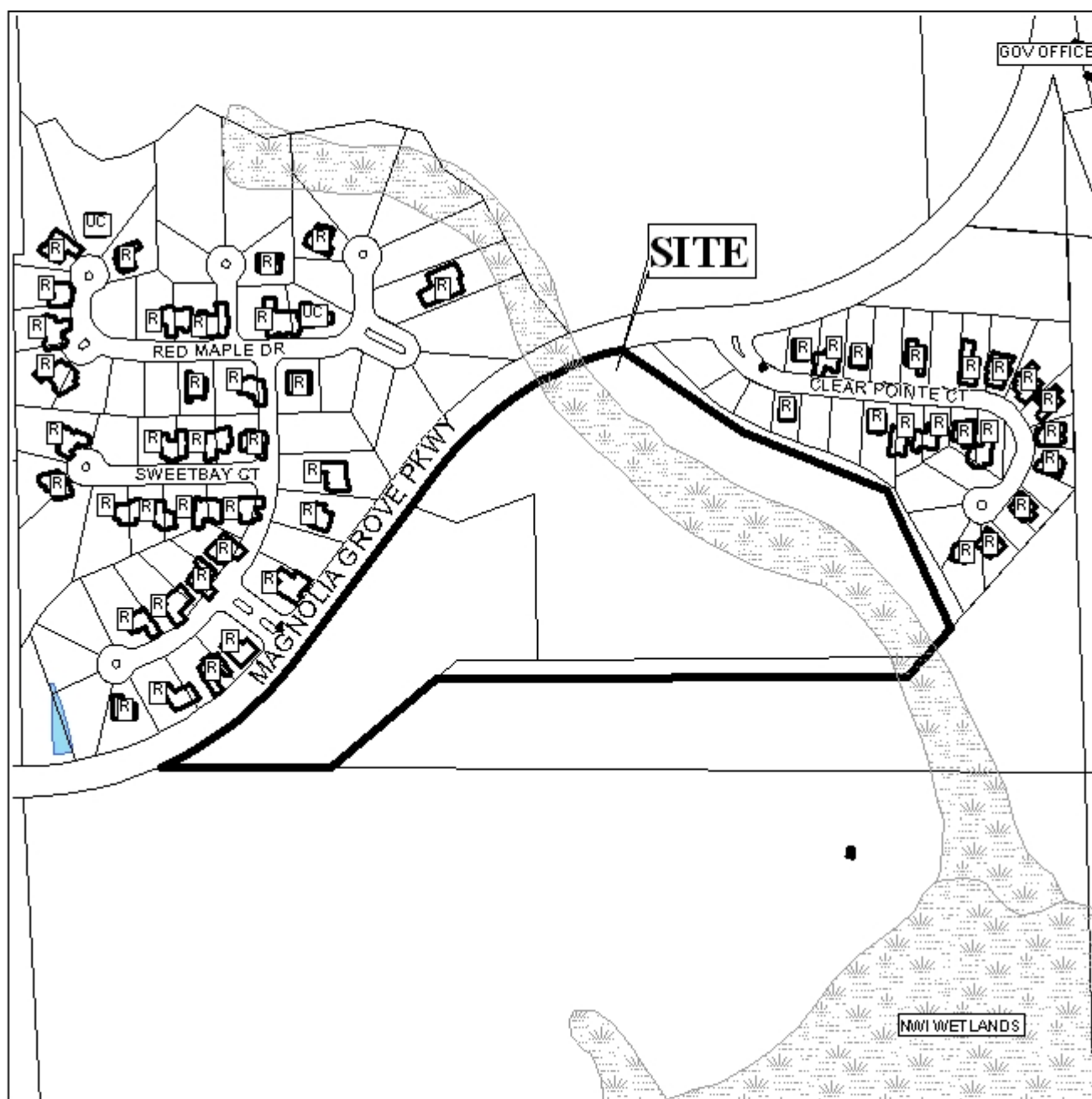
APPLICANT The Estates at Magnolia Grove Subdivision

REQUEST Subdivision



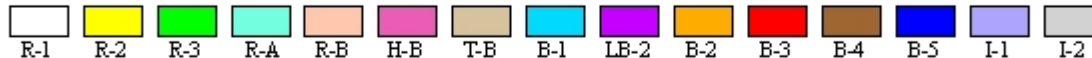
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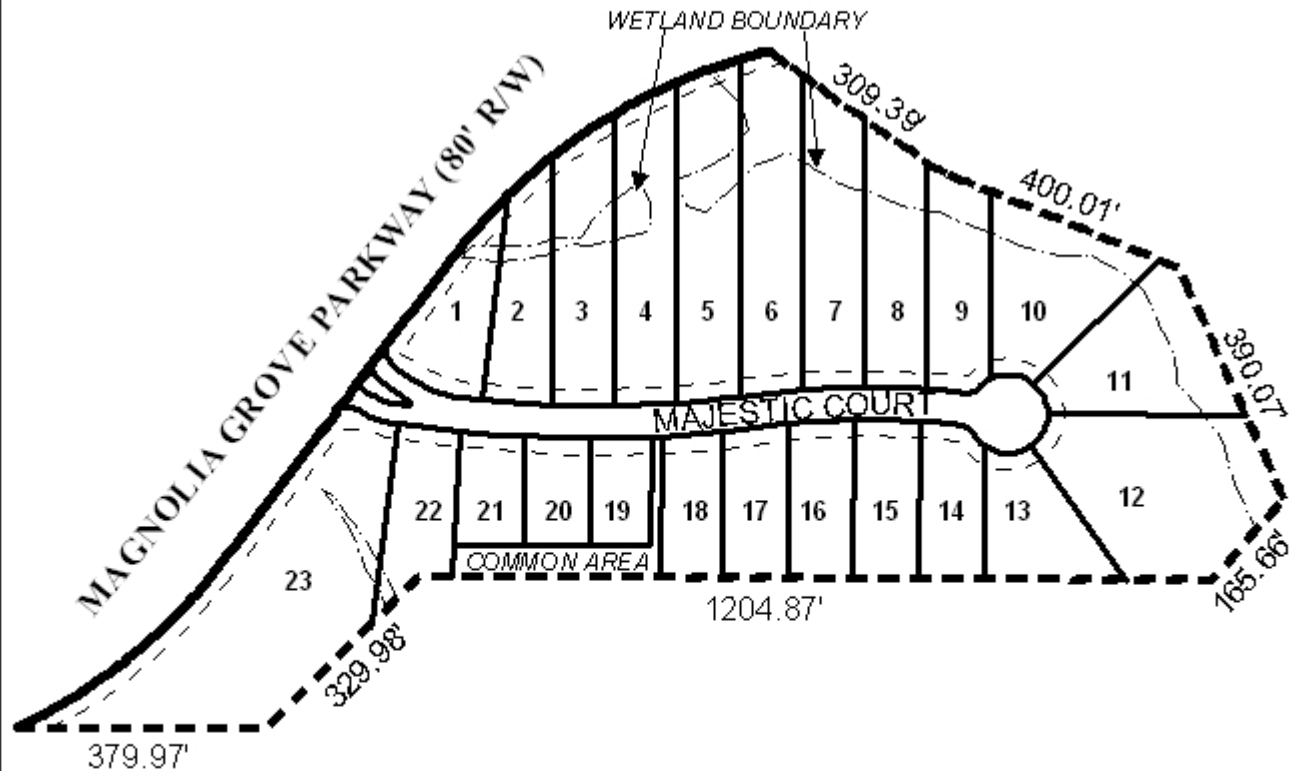
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LEGEND



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## DETAIL SITE PLAN



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