

SILVER PINES SUBDIVISION

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

The plat illustrates the proposed 39.4± acre, 153 lot subdivision, which is located on the South side of Silver Pine Road, ¼ mile± West of Schillinger Road North. The applications states that the site is served by public water and sanitary facilities.

The purpose of the application is to create a 153-lot subdivision from a large metes and bounds parcel. The site fronts Silver Pine Road, which has a 60-foot right-of-way, and is illustrated on the Major Street plan with a 100-foot right-of-way; as such dedication sufficient to provide 50-feet from the centerline will be required (the preliminary plat appears to show dedication, but the dedication is labeled as 15-feet – 20' will be required), as will a 25-foot building setbacks along the frontage. Lots 1 and 96-104 should be denied direct access to Silver Pine Road, and Common Area 1 (detention) should be limited to one gated curb cut to Silver Pine Road, with the size location and design to be approved by County Engineering.

It should be noted that while Silver Pine Road is shown as a major street on the Major Street Plan, it is not currently constructed to major street standards. There is a pending tentative approval for Silverpine Subdivision (approved Feb. 16, 2005 for 1,322 lots – including two multi-family lots, granted one year extension January 18, 2007) on the North side of Silver Pine Road, just west of the site in question. If both subdivisions are developed to their fullest approval, there will ultimately be in excess of 2,000 additional dwellings. While both subdivisions would be developed in phases, taking several years to complete, it should be noted that Silver Pine Road is not on the MATS 2030 plan.

The application involves the creation of new streets, street stubs, turnarounds, and traffic calming devices, which should be constructed and dedicated to County Engineering standards. The southern street stub should adjoin the Dawes Creek Subdivision street stub, as shown on the plat.

Detention and common areas are shown on the plat, labeled accordingly, and accompanied by a note on the final plat stating that their maintenance will be property owners' responsibility. However, there are two islands located at the entrances to the subdivision which are not labeled as common areas. The county does not accept maintenance of such islands, therefore they should be labeled as common area.

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 has a label stating that the minimum lot size is 7,200 square feet, and notes the lot size on each lot and common area.

It should also be pointed out that there is a portion of the site that is neither a lot nor a common area, but is simply noted as “DIRT DRIVE CURRENTLY IN USE BY OTHERS”. While it is used by others, it is apparently part of the parcel in question and must have some formal designation. There may also be some question about this area either being considered a prescriptive right-of-way, or even being adversely possessed by the adjacent property owners. This issue should be resolved prior to approval.

The site abuts a street stub to the West (Maple Valley Road South), and should provide a connection to that street stub when Maple Valley Road South is constructed to County Standards. Additionally, a street stub should be provided to the large undeveloped tract adjacent to the East. While this tract has frontage on both Silver Pine Road and Schillinger Road North, the provision of a street stub would allow an additional access to Schillinger when that site is developed, as well as allow for future connectivity from Schillinger Road to Howells Ferry Road.

The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

Based on the preceding, it is recommended that this application be heldover until the March 15 meeting to allow the applicant to revise the plan and illustrate the following:

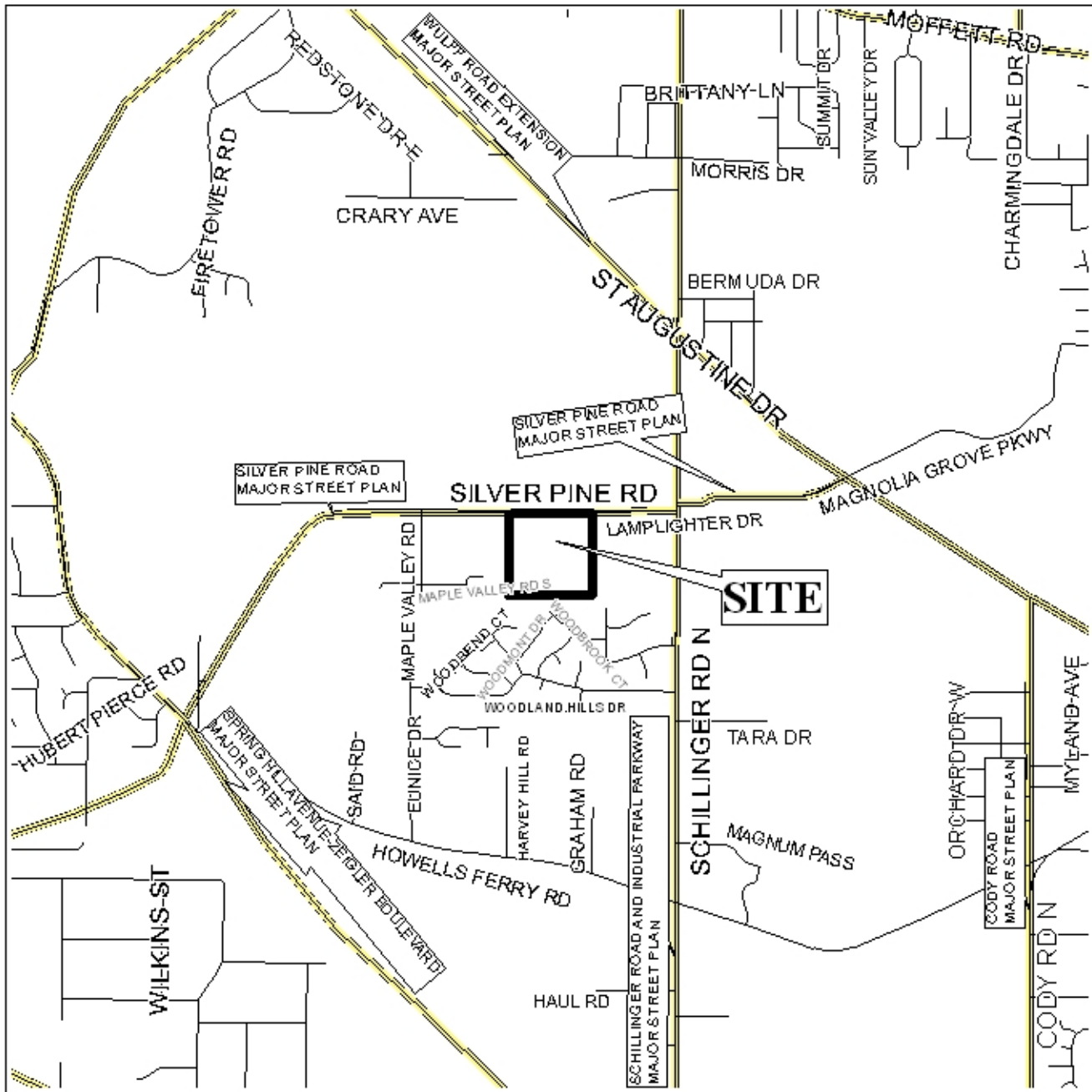
- 1) revision of the dedication along Silver Pine to reflect 20' from centerline;
- 2) resolution of issues relating to the “DIRT DRIVE CURRENTLY IN USE BY OTHERS”;
- 3) provision of street stubs to the East and West;
- 4) labeling of the islands as common areas;
- 5) illustration of proposed phasing of the subdivision

Revised for the March 15th Meeting

The applicant has submitted a revised plat addressing the issues that necessitated the holdover.

Based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) submission of a letter from licensed engineer certifying compliance with the City of Mobile's stormwater and flood control ordinances must be provided to the Mobile County Engineering Department and the Planning Section of Urban Development prior to signing and recording of the final plat; 2) placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; 3) all streets must be constructed to county standards and dedicated; 4) placement of a note on the final plat stating that lots 1, 57-64, and 92 are denied direct access to Silver Pine Road; and 5) placement of a note on the final plat stating the maintenance of all common areas shall be the responsibility of the property owners association.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE March 15, 2007

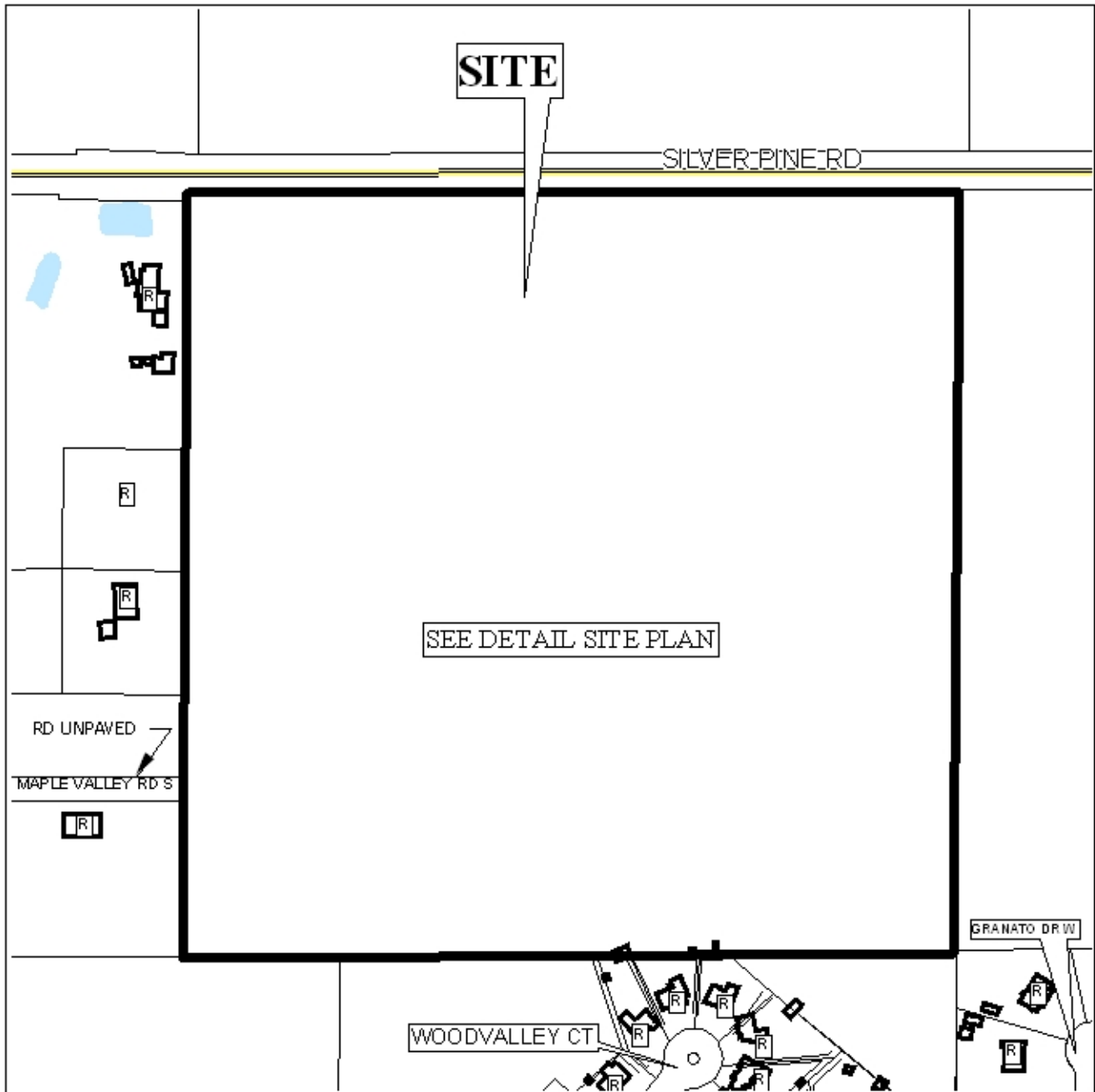
APPLICANT Silver Pines Subdivision

REQUEST Subdivision



NTS

SILVER PINES SUBDIVISION



APPLICATION NUMBER Holdover DATE March 15, 2007

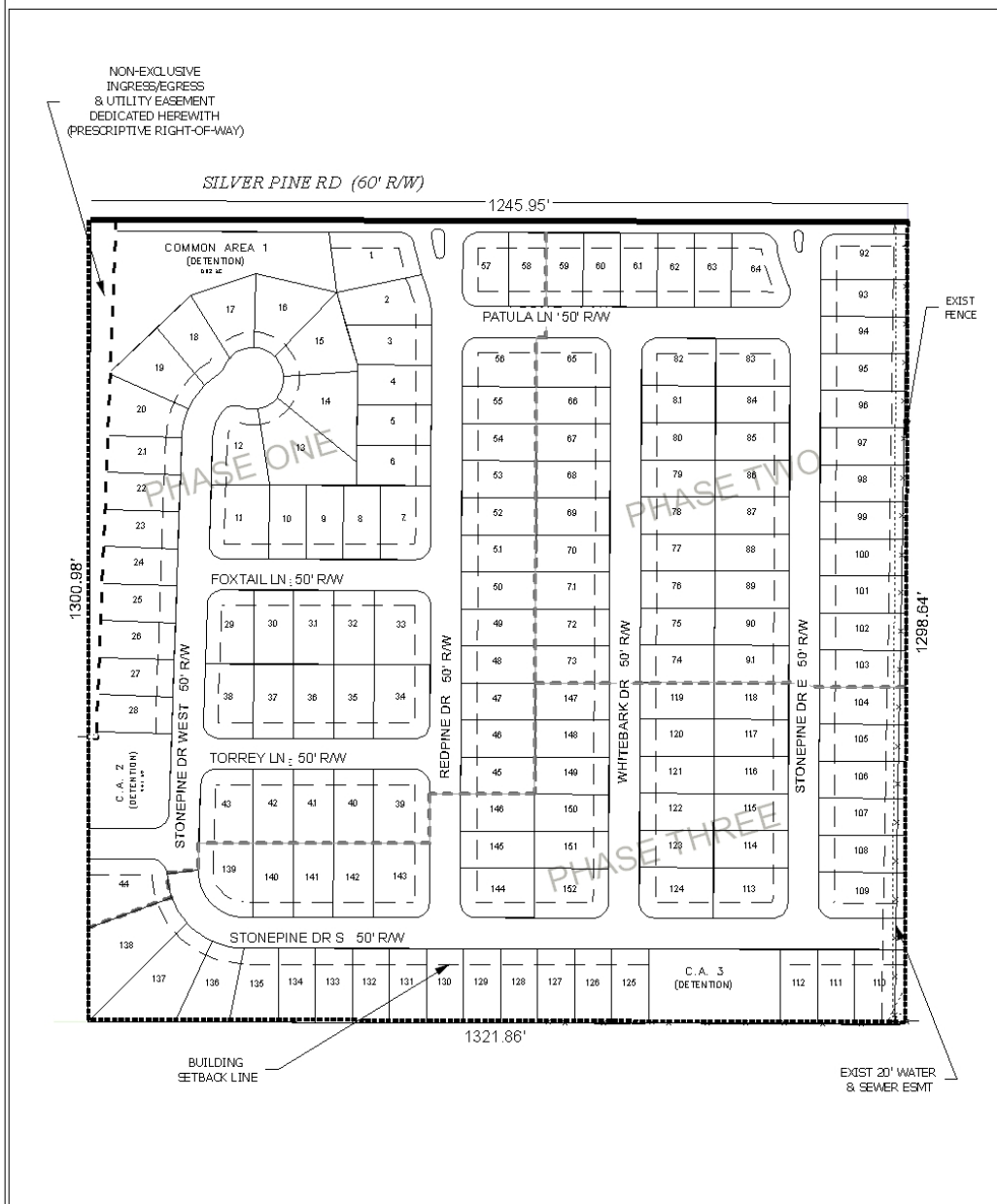
LEGEND

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

DETAIL SITE PLAN

APPLICATION NUMBER Holdover DATE March 15, 2007APPLICANT Silver Pines SubdivisionREQUEST Subdivision