

MAGNOLIA DOWNS SUBDIVISION

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

Mobile Area Water Service System Comments: MAWSS has water service available. MAWSS has an on-site sewer system located at Hutchins School on Scott Dairy Road, and a sanitary sewer line can be extended to serve this site at a cost of \$105,000. MAWSS contribution policy on line extensions for new subdivision is \$695/lot or \$12,500 for this subdivision. The developer would have to pay the difference. Also, the developer would be required to pay acreage of \$6,000 plus \$1,500 per lot for the on-site system. Note: an on-site system as referenced above require a septic tank and pump (but no field lines), for each house. This will then connect to the on-site system at Hutchins School.

The plat illustrates the proposed 18 lots, 60.5 \pm acres subdivision which is located on the South side of Scott Dairy Loop Road South, 3/10 mile \pm West of McFarland Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to resubmit of an application that was previously approved by the Commission in September 2001; however, that approval has expired, hence this application.

Scott Dairy Loop is a planned major street as illustrated on the Major Street Plan, and as such the dedication of the necessary right-of-way to provide 50' from the centerline of the planned major street should be provided, and is indicated on the plat. Furthermore, as a means of access management, Lots 1 and 18 should be denied direct access to Scott Dairy Loop Road.

As proposed, the street stub to the West would simply "dead-end"; however, there is a cul de sac proposed less than 100 feet from its western terminus which would provide an adequate turn around. Additionally, all streets should be dedicated and constructed to County standards.

Information regarding the cost of an on-site system with a connection to public sewer was submitted by the MAWSS and the prior approval did not require connection to the sanitary sewer system. Therefore, a waiver by the Commission at the September 2001 meeting required no connection was required for the applicant.

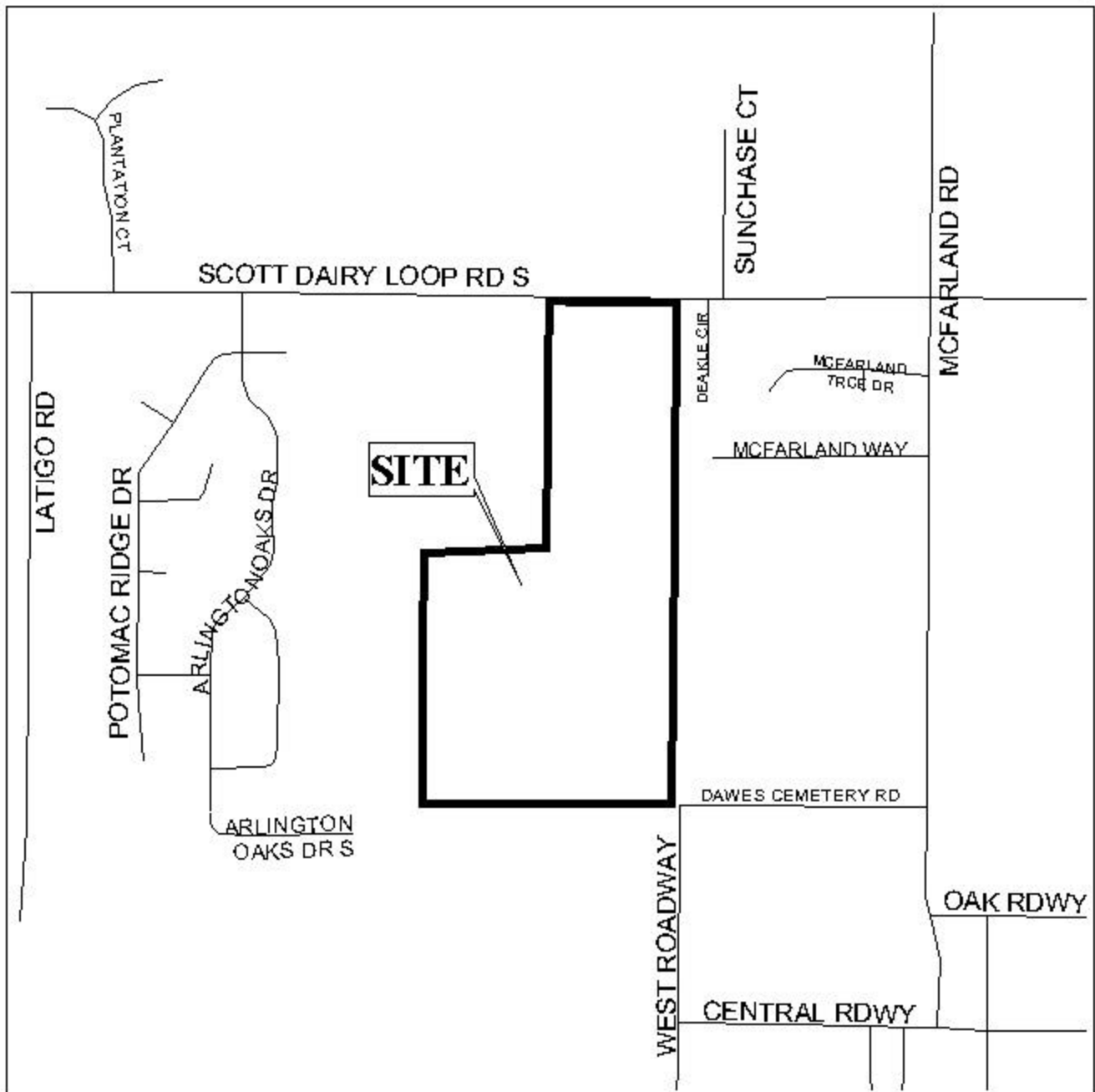
A portion of the site is located on Turkey Branch and as such may be considered environmentally sensitive; therefore, the approval of all federal, state and local agencies would be required.

This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed

property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

With modifications, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication of the necessary right-of-way to provide 50 feet from the centerline of Scott Dairy Loop Road; 2) the placement of a note on the final plat stating that direct access to Scott Dairy Loop Road is denied for Lots 1 and 18; 3) dedication and construction of all streets to County standards; 4) the approval of all applicable federal, state and local agencies; and 5) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

LOCATOR MAP



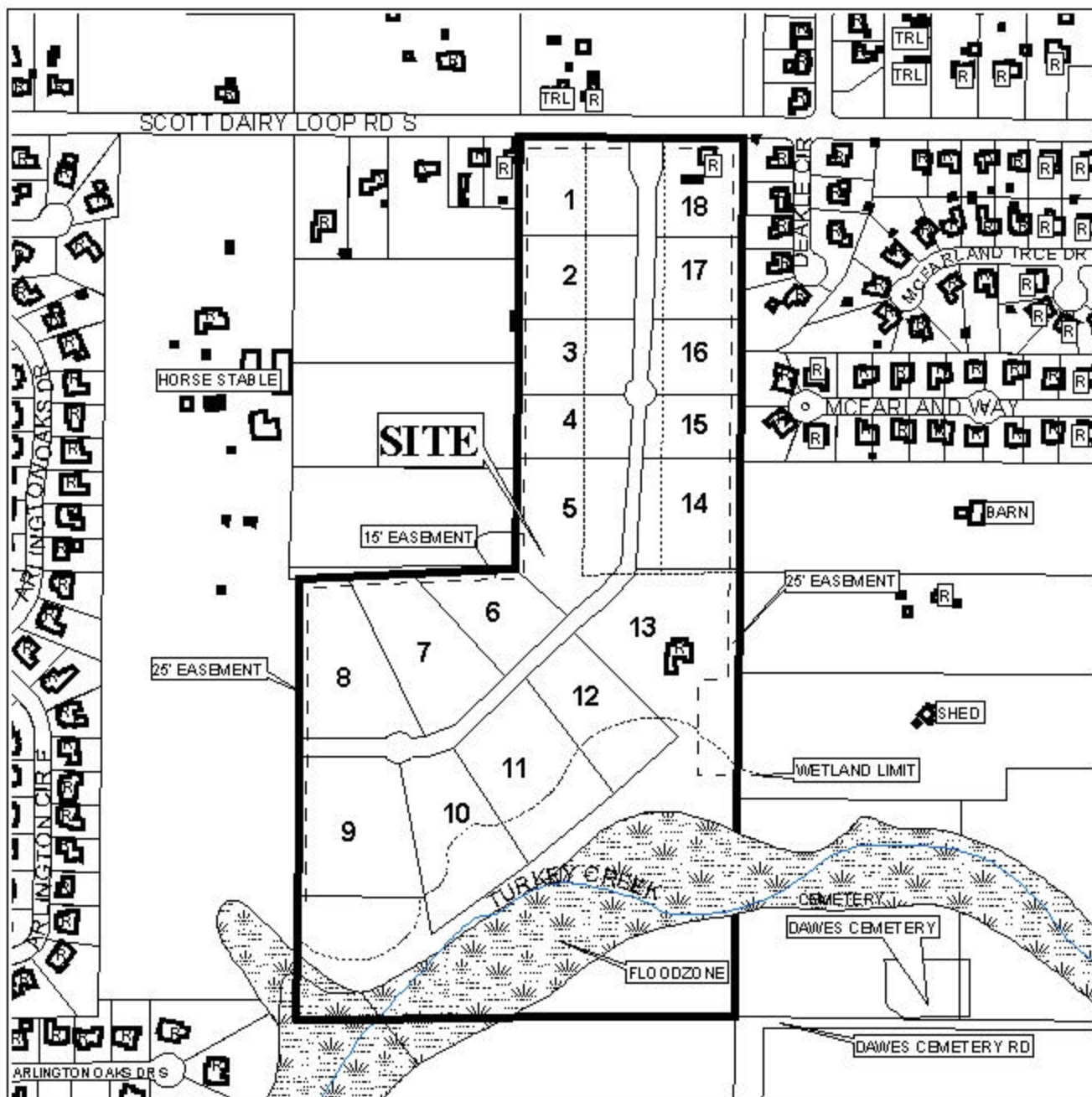
APPLICATION NUMBER 22 DATE February 5, 2004

APPLICANT Magnolia Downs Subdivision

REQUEST Subdivision

N
NTS

MAGNOLIA DOWNS SUBDIVISION



APPLICATION NUMBER 22 DATE February 5, 2004

LEGEND



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