

MAGNOLIA SPRINGS SUBDIVISION

PHASE ONE

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

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for; therefore, MAWSS cannot guarantee sewer service until the Capacity Assurance application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 172-lot, 88.1± Acres, Phase One of Magnolia Springs Subdivision, which is located on the North side of Silver Pine Road, ½ mile ± West of Schillinger Road North, and is outside the city limits, but within the Planning Jurisdiction. The subdivision is served by public water and sanitary facilities.

The purpose of this application is to comply with the condition of the overall approval of Magnolia Springs Subdivision. The Commission required that the submission and approval of individual applications for each phase or unit, to ensure that the development occurs in a manner it was intentional approved.

The site has been the subject of three previous subdivision applications, one for 101 lots and the one for 1,322 lots, and the most recent a multi-phased, 948 lot subdivision offering a variety of home sites. All applications were approved subject to several conditions. The application now before the Commission is for 172 lots, which the applicant is requesting to be considered as Phase One, which corresponds to the approved composite plat.

The new roads for the site are to be dedicated and constructed to meet County Engineering Standards. Additionally, since Lots A-8, A-9, A-26, B-1, B-20, B-45, B-46, C-41, C-42, C-51, C-52 and C-62 are corner lots, a note should be placed on the Final Plat stating that these are limited to one curb-cut each with the size, design and located to be determined by County Engineering.

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).

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.

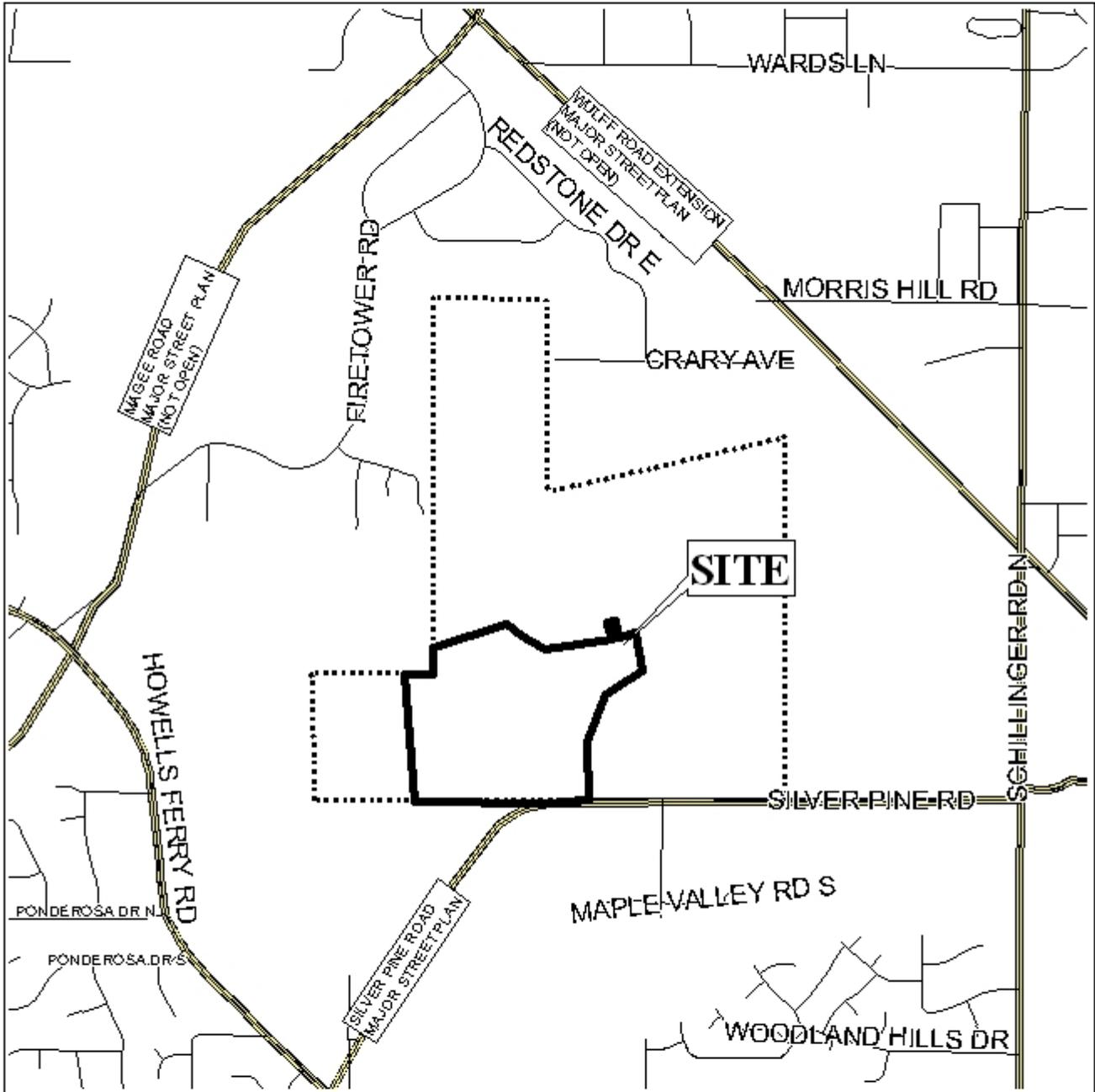
While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile

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. the placement of a note on the Final Plat stating that A-8, A-9, A-26, B-1, B-20, B-45, B-46, C-41, C-42, C-51, C-52 and C-62 are corner lots, are limited to one curb cut, with the size, design and location to be determined by County Engineering;
3. 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;
4. all proposed roads be constructed to county standards, and dedicated to Mobile County;
5. 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);
6. 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;
7. 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; and
8. 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 21 DATE June 7, 2007

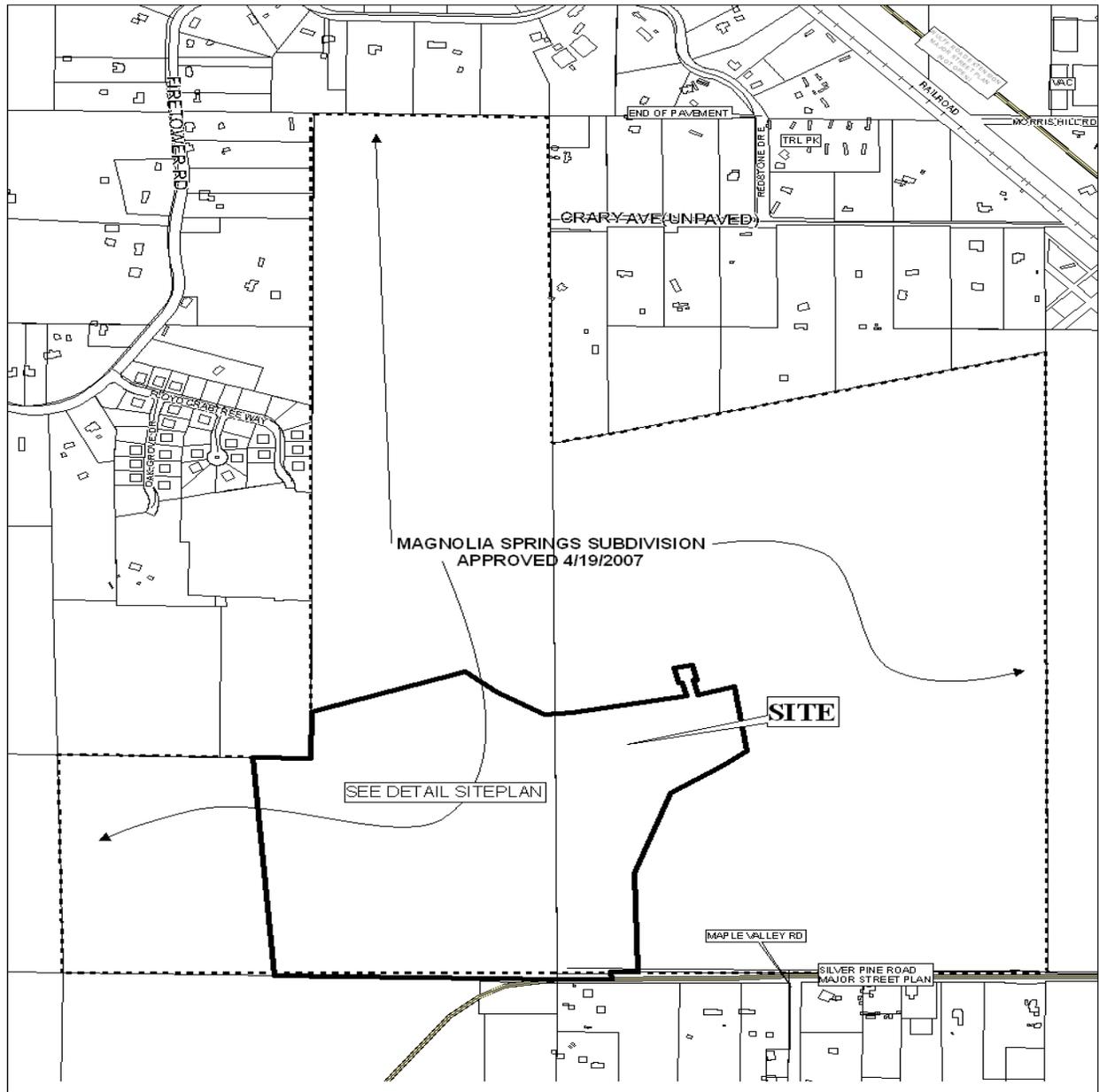
APPLICANT Magnolia Springs Subdivision, Phase One

REQUEST Subdivision



NTS

MAGNOLIA SPRINGS SUBDIVISION, PHASE ONE



APPLICATION NUMBER 21 DATE June 7, 2007

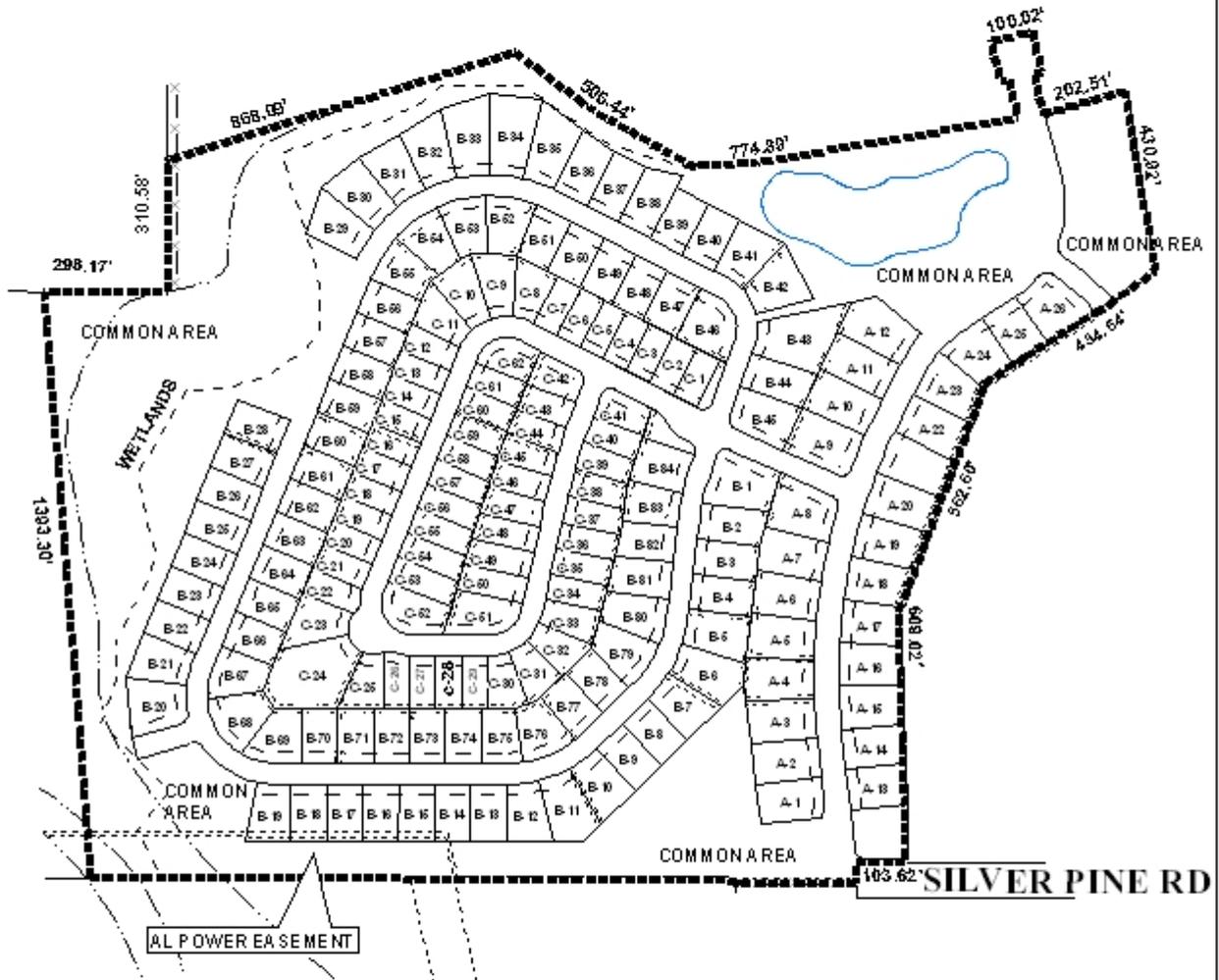
LEGEND

- 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 21 DATE June 7, 2007
 APPLICANT Magnolia Springs Subdivision, Phase One
 REQUEST Subdivision



NTS