



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 2, 2016

Jack Rosen
205 Washington Avenue
Ocean Springs, MS 39564

Re: West terminus of Nicklaus Drive North.
Council District 7
SUB2016-00074
Rosen Subdivision
17 Lots / 4.4± Acres

Dear Applicant(s):

At its meeting on September 1, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) revise Final Plat to depict the labeling of the 25' minimum building setback line;
- 2) the placement of a note on the Final Plat stating all lots are limited to one curb cut each, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the labeling of lot sizes in square feet and acres, or placement of a table on the plat with the same information depicted on Final Plat;
- 4) retention of the turnaround right-of-way diameter on the Final Plat;
- 5) placement of a note on the Final Plat stating no structures shall be constructed or placed within any easements;
- 6) placement of a note on the Final Plat stating that maintenance of the common areas is the responsibility of the subdivision's property owners;
- 7) compliance with Engineering comments: "A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Show and label the offsite drainage easements and drainage features along the south boundary

- line with existing lots 22, 23, and 37. C. The minimum ROW width required (50') is not being provided where connecting to the existing Nicklaus Drive North ROW. It appears that there will only be 38 feet provided for ROW. Provide an updated Plat for review after revising the centerline to meet the requirements the Subdivision Regulations. D. Show and label adequate drainage easements along the rear of Lots 9 – 17 as needed to transport drainage to the detention pond/common area. E. Provide a copy of the proposed restrictions and covenants. F. Provide and label the monument set or found at each subdivision corner. G. Correct the typo contained in the name of the proposed subdivision "Rosen Subdivision Plat 1". H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. J. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. K. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. L. Provide the as-built certification form, test reports, and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review. Coordinate with the Engineering Department. M. The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature. N. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.”;
- 8) compliance with Traffic Engineering comments: “Even though the right-of-way has been shifted to match the adjacent right of way to the east, the centerline extension from the existing Nicklaus Drive N alignment may still not allow for adequate construction of a city standard street at the east end of the property. Provide the proposed horizontal roadway alignment, in addition to an updated plat if necessary. Subdivision regulations do not allow the radius curvature of the STREET to be less than 100 feet. STREET tangents must also be at least 100 feet in length. There is not enough information provided to assume that that roadway can be constructed to city standards in the center of the right-of-way. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.”;
- 9) compliance with 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 2015-116 and City Code Chapters 57 and 64).”;
- 10) compliance with Fire comments: “All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code);and

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11) construction of the sidewalk along the common area at time of street construction.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.


If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____


Bert Hoffman
Principal Planner

cc: Goodwyn, Mill & Cawood