



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 27, 2018

Goodwyn, Mills, and Cawood
11 N. Water Street, St. 15250
Mobile, AL 36602

Re: West terminus of Nicklaus Drive North
Council District 7
SUB-000421-2018
Jack's Place at Magnolia Grove Subdivision

Dear Applicant(s)/ Property Owner(s):

At its meeting on March 15, 2018, the Planning Commission considered the above referenced subdivision application.

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

- 1) all new road construction must comply with Engineering and Traffic Engineering requirements;
- 2) placement of a note on the Final Plat stating that each lot is limited to one (1) curb cut to Nicklaus Drive North, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) placement of a note on the Final Plat stating the common area is limited to one (1) curb cut to Nicklaus Drive North, with any changes in its size, location, or design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating that the maintenance of all common areas is the responsibility of the property owners;
- 5) retention of the lot and common area sizes in both square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
- 6) retention of the 25' minimum building setback line along the frontage of each lot;

- 7) revision of the plat to illustrate the 25' minimum building setback line along the frontage of the common area;
- 8) placement of a note on the Final Plat stating no structures shall be constructed in any easement;
- 9) compliance with Engineering comments: (*REVISED FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): 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 existing and proposed ROW monumentation of the existing portion of Nicklaus Dr. N. and the proposed continuation C. Label the proposed use of the Common Area (i.e. Open Space, Detention, etc.) D. Revise GENERAL NOTE #7 to read "Maintenance and operation of any detention facilities and common areas shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile." E. Provide a detail of the property corner at the southeast corner of the COMMON AREA. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. H. The proposed road shall be constructed in accordance with current Engineering Department policy letters and design criteria. This would allow the potential for future acceptance of the roadway (and dedicated ROW) by the City. I. Provide the as-built certification form, test reports, etc. 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. J. The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature. K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 10) compliance with Traffic Engineering comments: (*Each lot should be limited to one curb cut with size, location and design to conform to AASHTO standards.);*
- 11) 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.);*
- 12) compliance with Fire Department 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*
- 13) completion of the subdivision process prior to the approval of any land disturbing or building activities for new home construction.

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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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@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: _____

Richard Olsen

Deputy Director of Planning & Zoning

cc: Grace Land Developers, LLC