

COSGROVE SUBDIVISION

Engineering Comments: The following comments should be addressed prior to review, acceptance and signature by the City Engineer:

1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes) including the Professional Land Surveyor seal and signature.
2. Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department.
3. Provide a signature block for the City Engineer and the County Engineer.
4. A Land Disturbance Permit will be required for the roadway improvements to the proposed ROW. These improvements will require storm water detention in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).
5. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
6. All roadway, utility, and storm drainage improvements associated with the proposed ROW must be complete, tested, and accepted by the Engineer-of-Record.
7. Must comply with all Engineering Department Policy Letters:
 - i. 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping)
 - ii. 3-18-2004 Policy Letter (Additional subdivision street requirements)
8. The City Engineering Department must provide Final Inspection approval.
9. The City Council must accept the proposed roads and ROW for maintenance acceptance.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

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 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

The plat illustrates the proposed 5.3 acre \pm , 12 lot subdivision which is located on West terminus of Lusann Drive extending to the West terminus of Norden Drive South, and is in Council District 7. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide a metes and bounds parcel into 12 legal lots and 3 common areas. It appears that the parcel in question was once part of a larger parcel that was

divided in 2005, but without going through the Subdivision process. The parent parcel appears to currently be tax delinquent, thus may be available for purchase; its tax delinquent status makes inclusion of the parent parcel in the Subdivision application not possible due to ownership issues.

The site fronts onto two minor streets: Norden Drive South and Lusann Drive. Each of the existing streets have adequate rights-of-way. The development includes the construction of an extension of Lusann Drive, and the proposed right-of-way will comply with the minimum width requirements for streets with curb and gutter. Any new road construction must comply with Engineering Department requirements.

It should be pointed out that Section V.B.12. of the Subdivision Regulations requires that the minimum radius of curvature of streets on the centerline shall be 100 feet for a minor street. As this is a new minor street, the plat should be revised to comply with these requirements.

The applicant is proposing 12 lots. Each lot will meet the minimum area requirement for properties served by water and sewer systems. All lots, with the exception of Lots 1, 8 and 9, will meet the minimum frontage width requirement of 60-feet. Proposed Lots 1, 8 and 9 are located at curves of the new road, thus the lots will only have 35 to 40 feet of frontage, however, the lots quickly widen to 60-feet in width. As proposed, a waiver of Section V.D.2. regarding minimum lot width will be required.

The 25-foot minimum setback line is depicted for all lots and should be retained on the final plat, if approved.

Access management is a concern due to the fact that each lot will have limited frontage. Each lot should be limited one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards. Common areas are also proposed, and in order to facilitate access for maintenance, each common area should be limited one curb-cut each, with the size, design and location to be approved by Traffic Engineering and conform with AASHTO standards.

Multiple drainage and sanitary sewer easements exist on the site. A note should be placed on the final plat, if approved, stating that no structure may be built within any easements.

As common areas and detention basin common areas are proposed for the subdivision, a note should be placed on the Final Plat, if approved, stating that maintenance of the detention basin common areas, and any other common areas, are the responsibility of the subdivision's property owners.

A sidewalk waiver application was not submitted with the Subdivision application, thus sidewalks will be required within the development.

It appears that a portion of the site may be within the floodplain for Twelve Mile Creek. The applicant has additionally identified wetlands on the site. The potential presence of floodplains and wetlands indicate that the area may be environmentally sensitive; therefore, the approval of

all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based upon the preceding, and with a waiver of Section V.D.2. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Revision of the plat to reflect compliance with Section V.B.12. of the Subdivision Regulations regarding the minimum radius of curvature of minor streets;
- 2) All new road construction must comply with Engineering Department requirements;
- 3) Placement of a note on the final plat stating that each lot and common area is limited to one (1) curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) Placement of a note on the final plat stating that no structure may be built within any easements;
- 5) Depiction of the 25-foot minimum building setback line from all street frontages as required by Section V.D.9. of the Subdivision Regulations;
- 6) The labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 7) Labeling of all common areas, including detention common areas, and placement of a note on the final plat stating that the maintenance of the common areas is the responsibility of the property owners;
- 8) Provision of sidewalks along all new streets within the development;
- 9) compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes) including the Professional Land Surveyor seal and signature. 2. Provide a signature block and signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. 3. Provide a signature block for the City Engineer and the County Engineer. 4. A Land Disturbance Permit will be required for the roadway improvements to the proposed ROW. These improvements will require storm water detention in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 5. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 6. All roadway, utility, and storm drainage improvements associated with the proposed ROW must be complete, tested, and accepted by the Engineer-of-Record. 7. Must comply with all Engineering Department Policy Letters: (i.) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping); and (ii.) 3-18-2004 Policy Letter (Additional subdivision street requirements); 8. The City Engineering Department must provide Final Inspection*

- approval. 9. *The City Council must accept the proposed roads and ROW for maintenance acceptance.*)
- 10) Compliance with Fire comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);
 - 11) Compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
 - 12) Compliance with 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 61-929 and City Code Chapters 57 and 64).*);
 - 13) Approval of all applicable federal, state and local agencies regarding wetlands and floodplain issues prior to the issuance of any permits or land disturbance activities;
 - 14) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and
 - 15) Completion of the Subdivision process prior to any request for permits for new home land disturbance or construction.

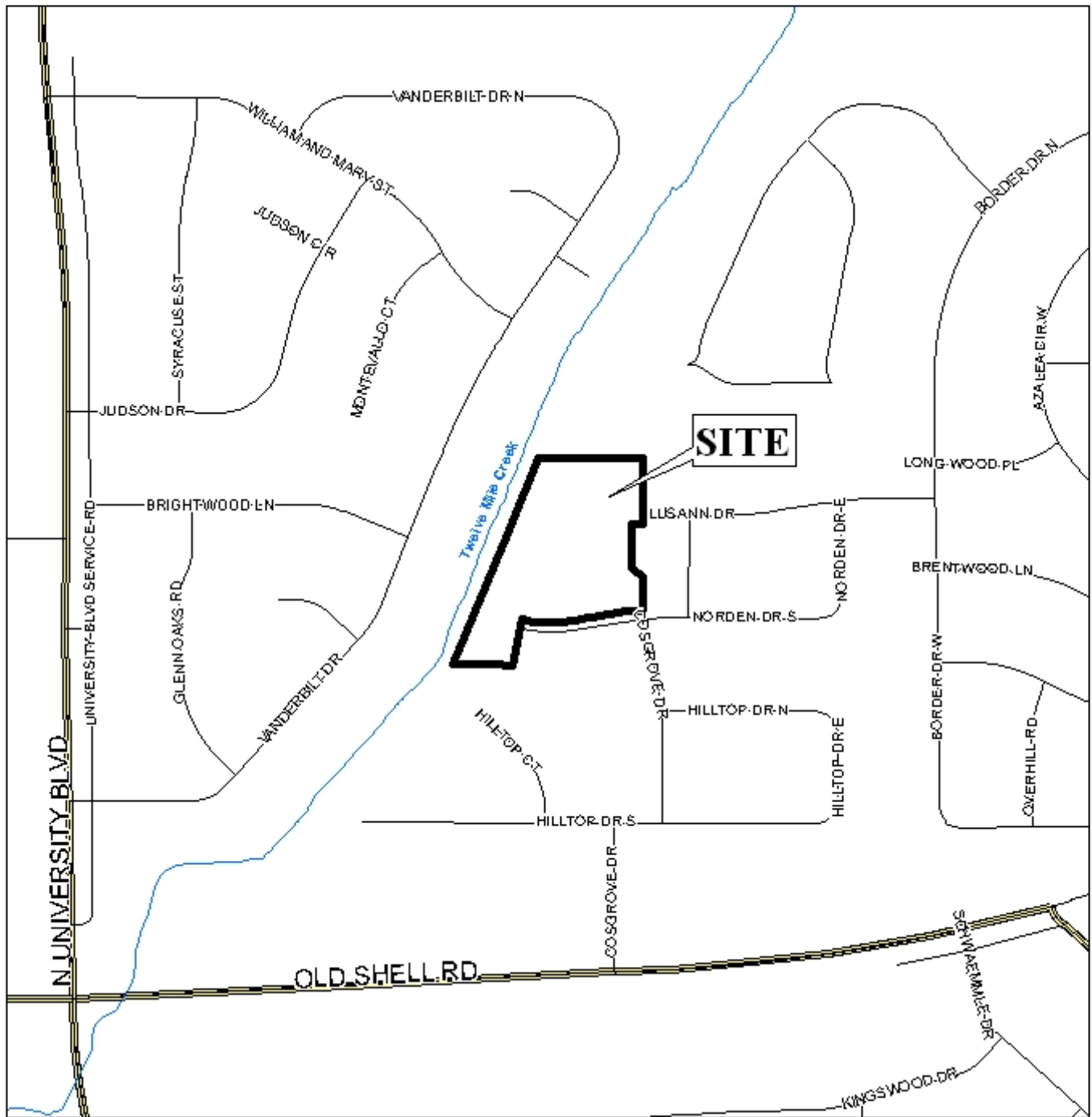
Revised for the August 8th meeting:

The application was heldover from the June 6th meeting to allow the applicant to make revisions to the road layout to accommodate Engineering and Fire Department concerns.

On June 18th, the applicant submitted a letter requesting withdrawal of the application so that two new applications, a Subdivision and a Planned Unit Development, could be submitted for consideration at the August 8th meeting; these new applications were submitted, and will be heard at the August 8th meeting, and are items # 23 and 24 on the agenda.

Based upon the preceding, this Subdivision request is recommended for withdrawal, subject to the applicant making the request at the meeting.

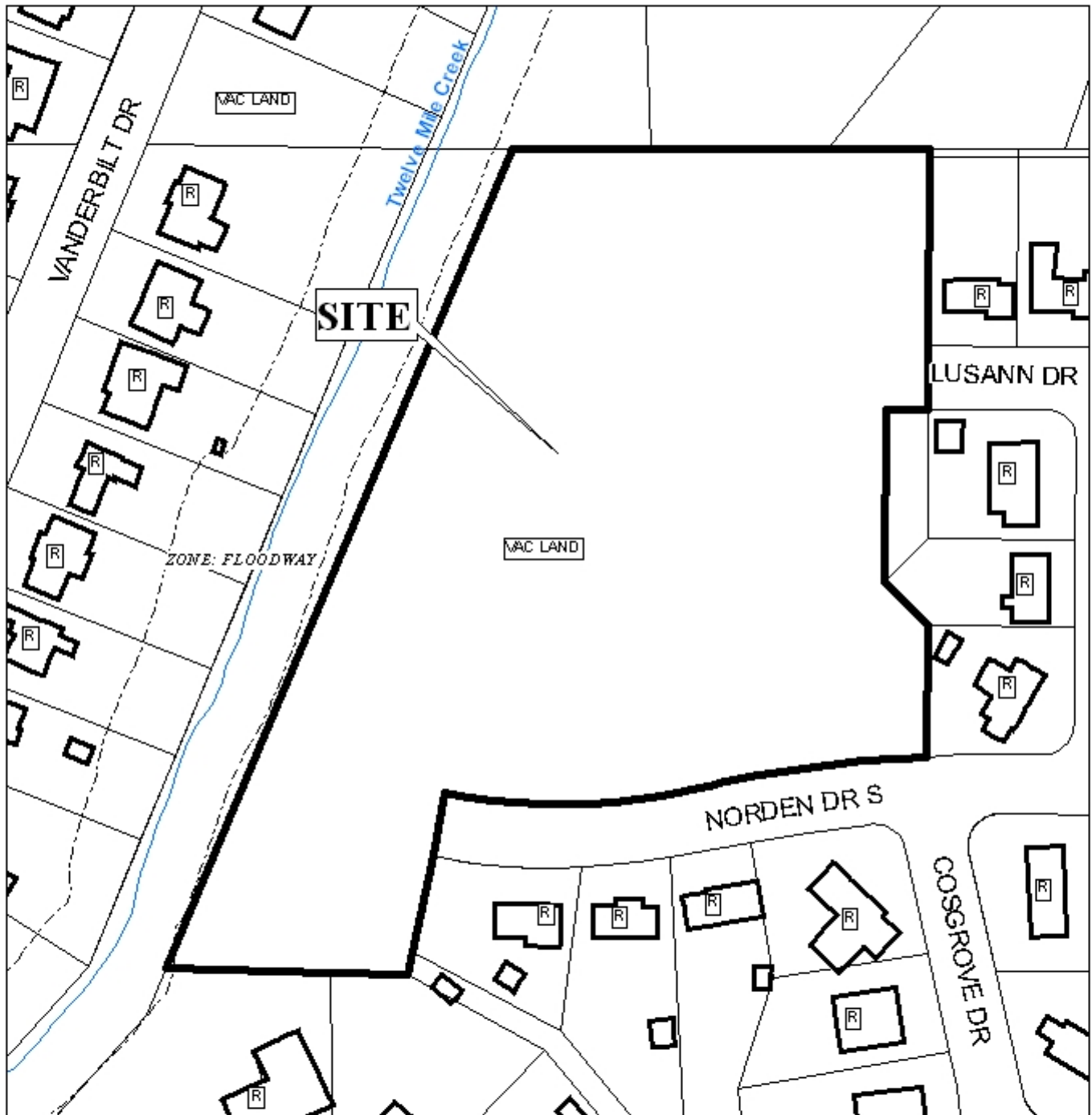
LOCATOR MAP



APPLICATION NUMBER 2 DATE August 8, 2013
APPLICANT Cosgrove Subdivision
REQUEST Subdivision



COSGROVE SUBDIVISION



APPLICATION NUMBER 2 DATE August 8, 2013



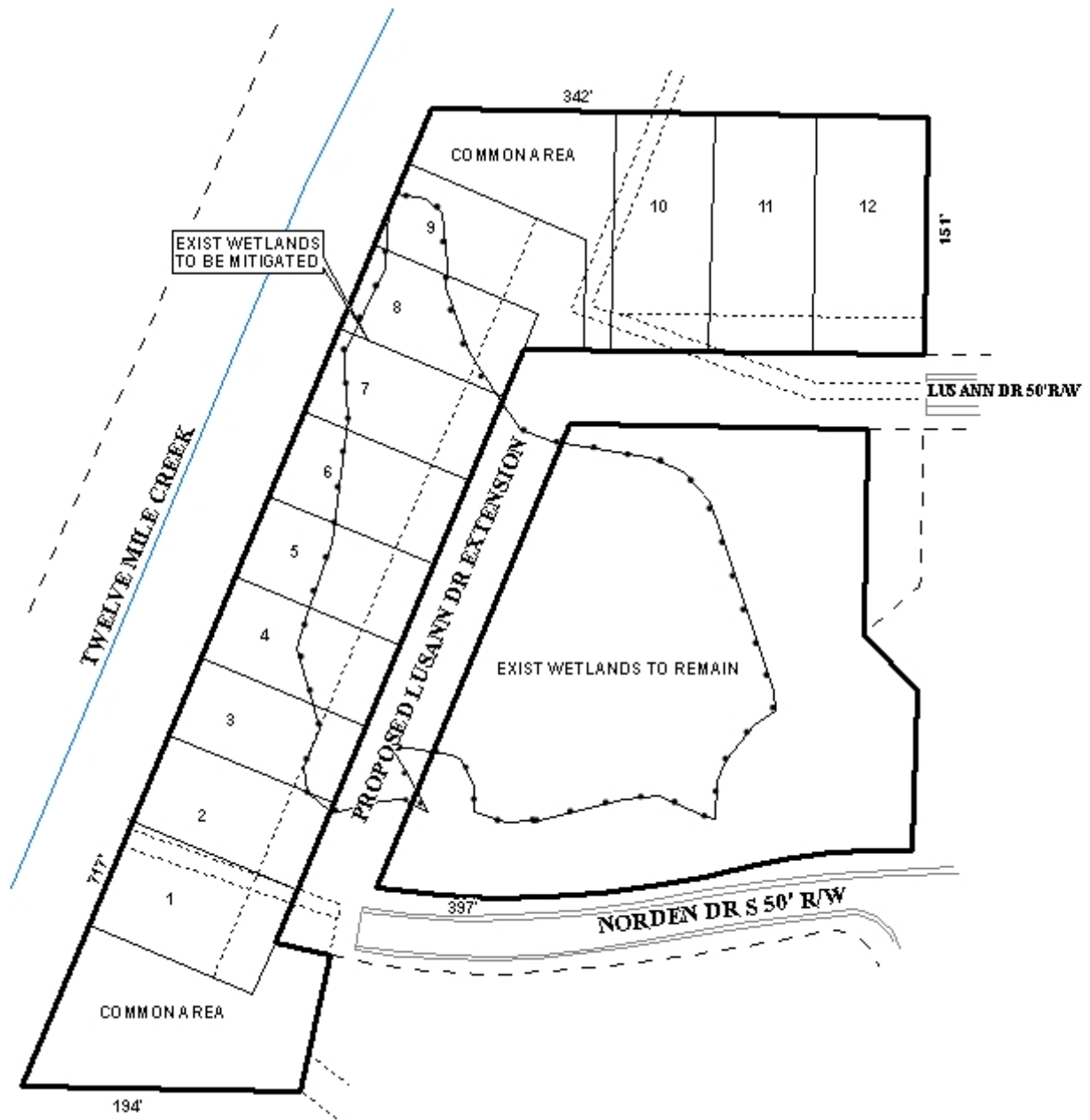
COSGROVE SUBDIVISION



APPLICATION NUMBER 2 DATE August 8, 2013



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE August 8, 2013
APPLICANT Cosgrove Subdivision
REQUEST Subdivision

