

JACK'S PLACE AT MAGNOLIA GROVE SUBDIVISION

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.

Traffic Engineering Comments: Each lot should be limited to one curb cut with size, location and design to 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 2015-116 and City Code Chapters 57 and 64.)

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).

MAWSS Comments: No comments.

The plat illustrates the proposed 17-lot, 4.4± acres subdivision located at the West terminus of Nicklaus Drive North, in Council District 7. The applicant states the property is served by public water and sanitary sewer systems.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The site has been given a **Low Density Residential** land use designation per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

The Low Density Residential designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline. The primary land use in the Low Density Residential districts is residential development where the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac.)

Low Density Residential neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as: complementary retail; parks and civic institutions, such as schools, community centers, neighborhood playgrounds; and, churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bike-able human scale.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The site most recently received approval for a 17-lot subdivision at the September 1, 2016 meeting of the Planning Commission, but the Final Plat was never recorded and the approval expired. The applicant now wishes to again subdivide 17 legal lots from one (1) metes-and-bounds parcel.

Each of the proposed lots will have frontage along the proposed extension to Nicklaus Drive North, a minor closed-end street requiring a 50' right-of-way. Sufficient right-of-way is illustrated on the preliminary plat, as is an adequate turnaround right-of-way diameter of 120' at

the terminus of Nicklaus Drive North, per Section V.D.14. of the Subdivision Regulations. As such, no additional dedication should be required.

It should be noted that the proposed subdivision abuts The Legends at Magnolia Grove Subdivision, Unit 2, a 52-lot subdivision approved at the July 5, 2007 meeting of the Planning Commission that would provide the subject site with a single access point to Magnolia Grove Parkway via Legends Row.

It should also be noted that the extension to Nicklaus Drive North, as proposed, should be improved to Engineering and Traffic Engineering standards prior to signing of the Final Plat.

With regards to access management, a note should be placed on the Final Plat stating that the lots are each 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.

Common area is proposed to abut Lot 17. It, too, should be 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. A note should also be required on the Final Plat stating that the maintenance of all common areas shall be the responsibility of the property owners.

Each of the proposed lots will meet the minimum size requirements for lots served by public water and sanitary sewer systems, and are appropriately labeled in square feet and acres on the preliminary plat. The size of the proposed common area is also appropriately labeled in square feet and acres. This information should be retained on the Final Plat, if approved; or, provision of a table on the Final Plat providing the same information may suffice.

The 25' minimum building setback line is illustrated along each of the proposed lots, and should be retained on the Final Plat, if approved. Additional side and rear yard setback lines are illustrated on the preliminary plat and, while their illustration is not a requirement of the Subdivision Regulations, they do meet the minimum yard requirements of the Zoning Ordinances for lots within the applicable zoning district.

Revision of the plat to illustrate the 25' minimum building setback line along the frontage of the proposed common area should be required, if approved.

Finally, a 5' drainage easement is illustrated along the rear portions of proposed Lots 9-17, and a 10' utility easement is illustrated along the frontage of all proposed lots and common area. As such, a note should be placed on the Final Plat stating no structures shall be constructed in any easement.

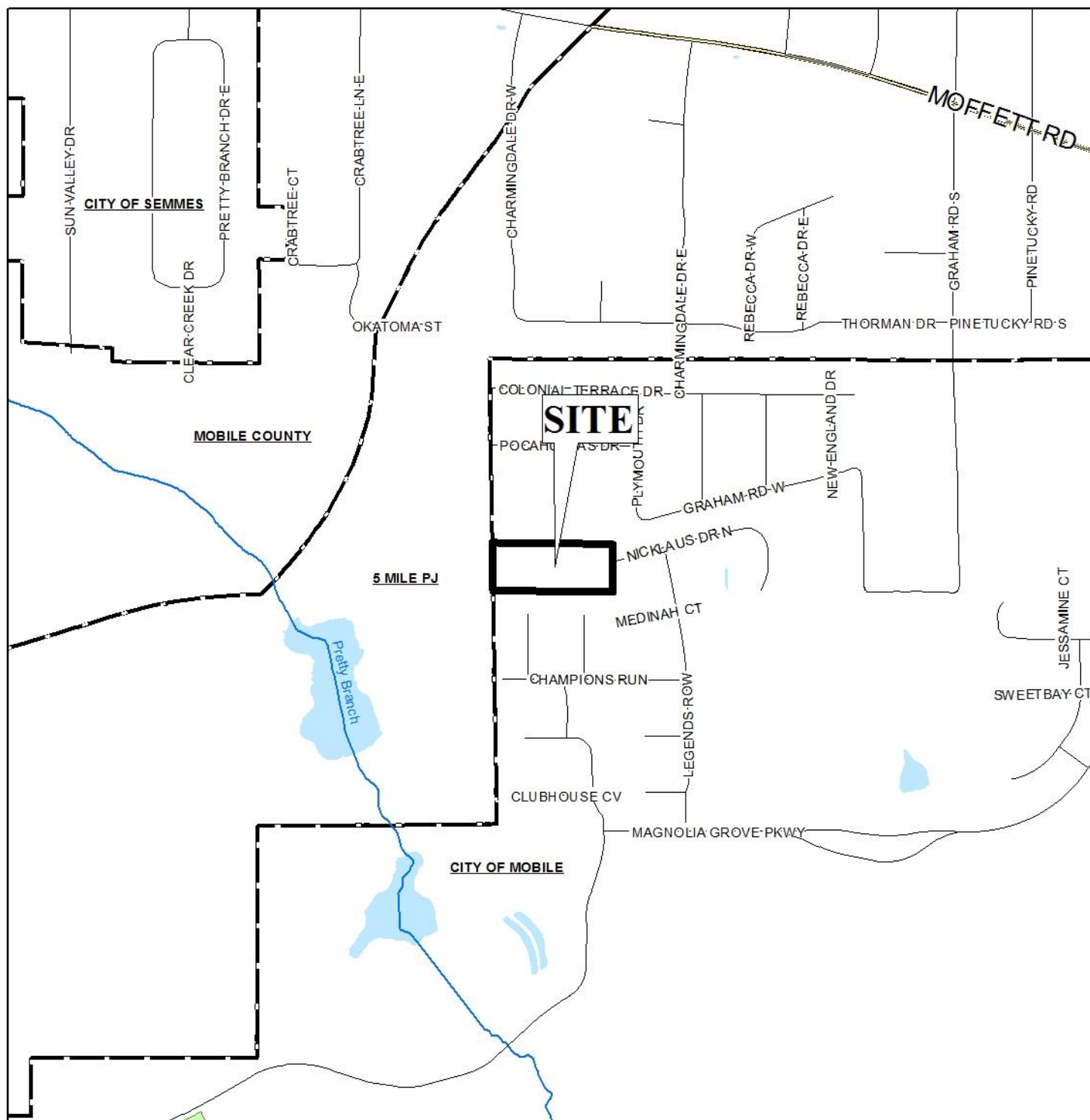
Based on the preceding the plat is recommended for Tentative Approval, subject to the following conditions:

- 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.

LOCATOR MAP



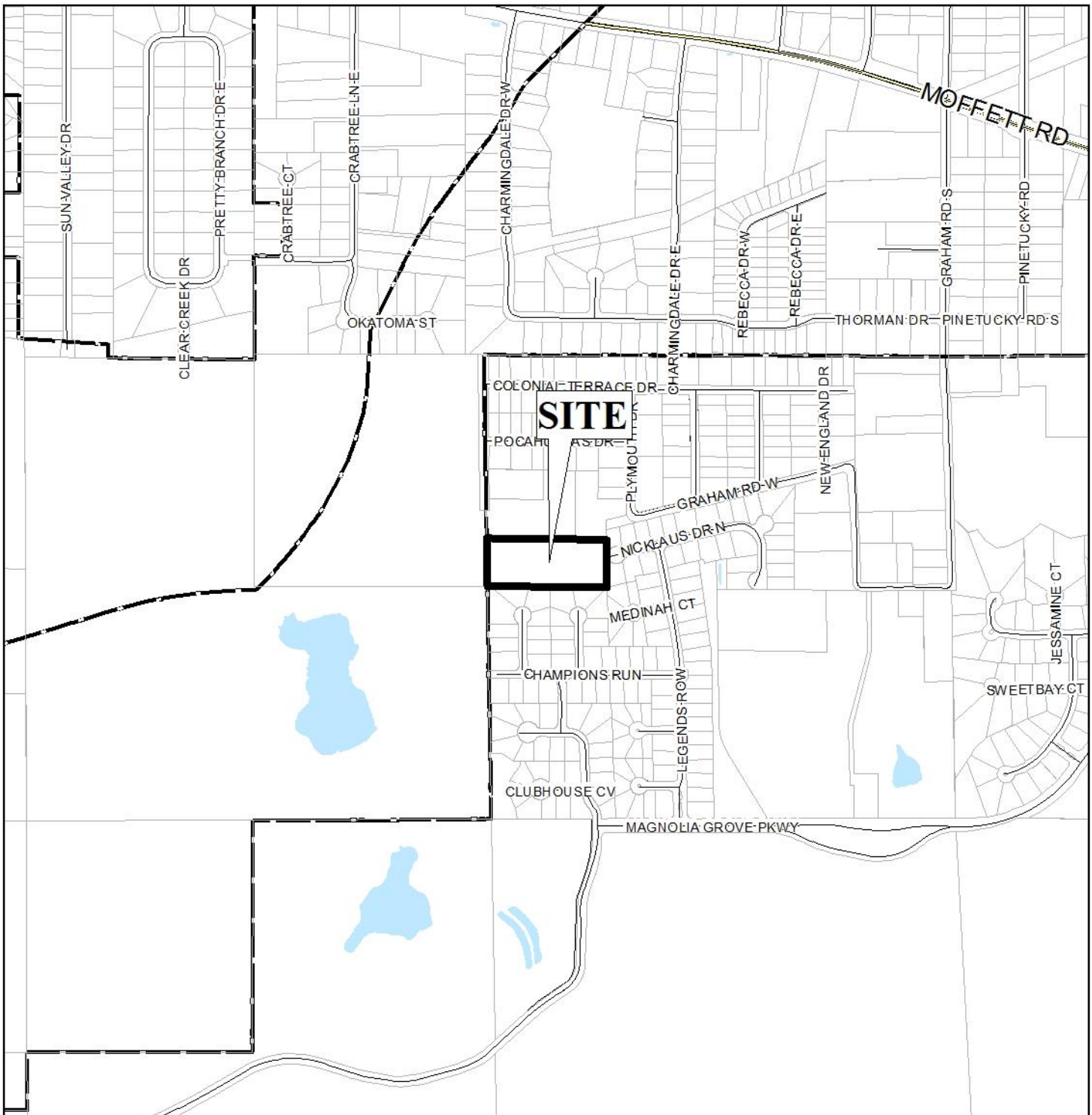
APPLICATION NUMBER 5 DATE March 15, 2018

APPLICANT Jack's Place at Magnolia Grove Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



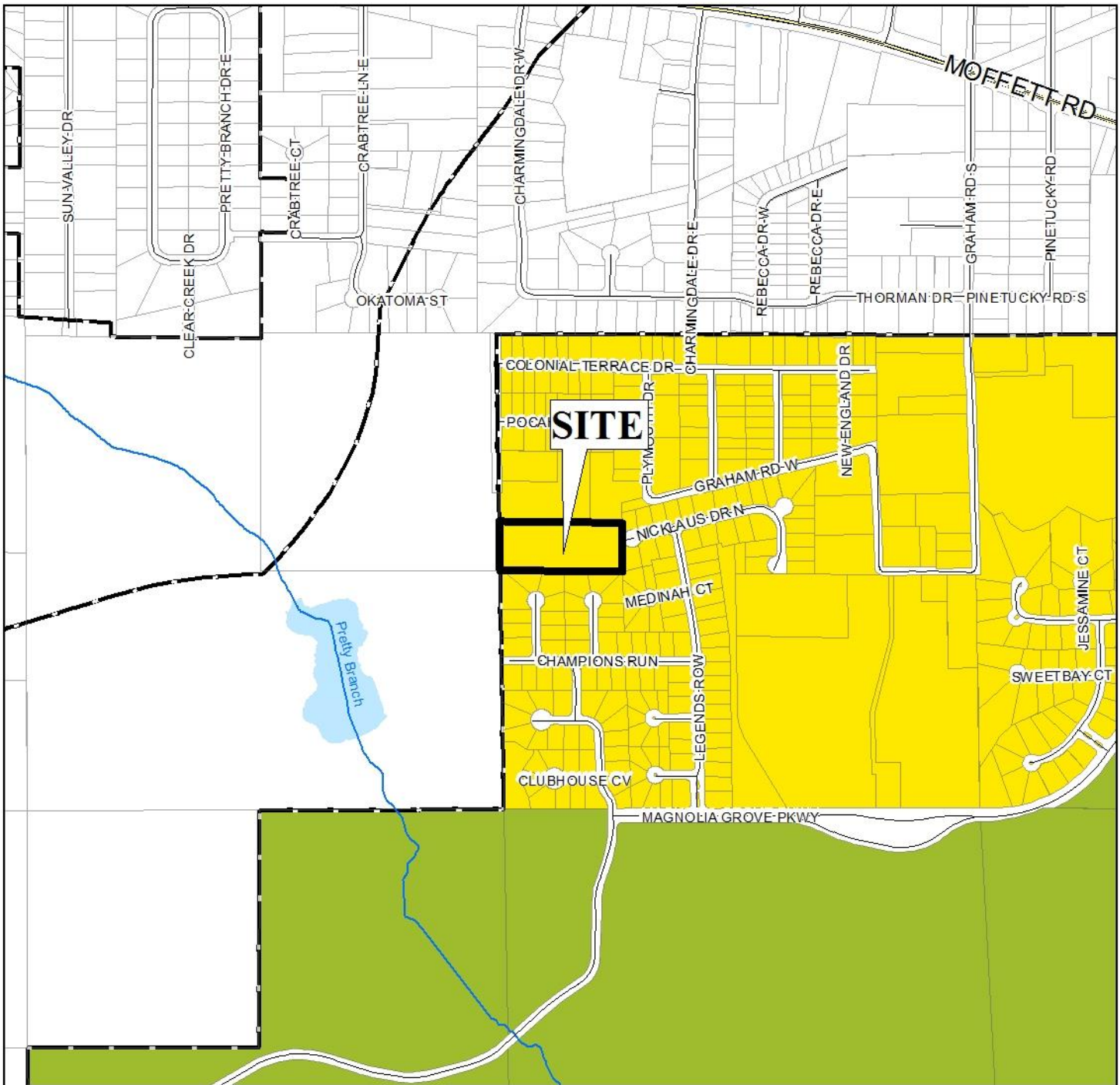
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APPLICANT Jack's Place at Magnolia Grove Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE March 15, 2018

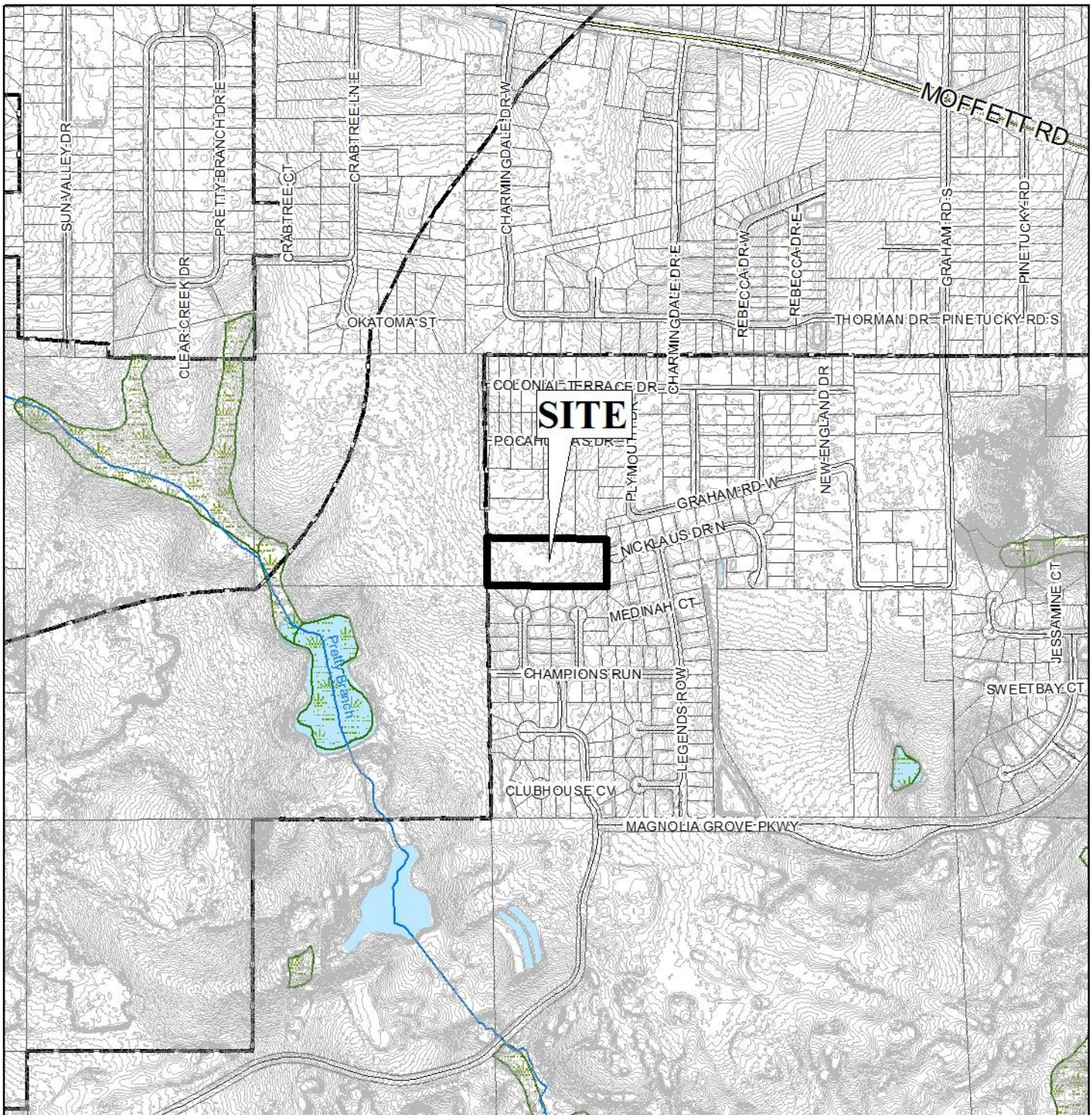
APPLICANT Jack's Place at Magnolia Grove Subdivision

REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



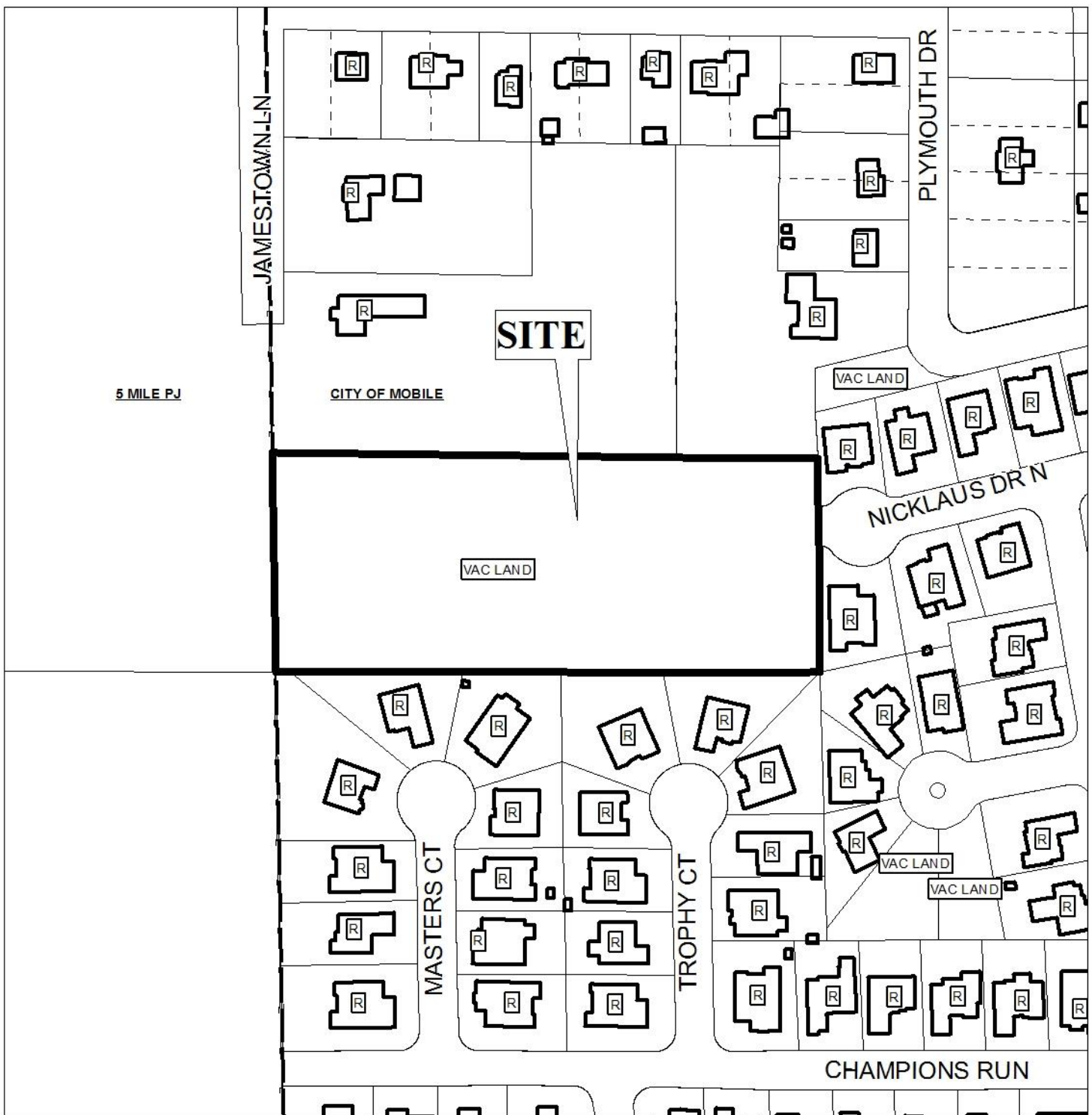
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 5 DATE March 15, 2018
 APPLICANT Jack's Place at Magnolia Grove Subdivision
 REQUEST Subdivision



JACK'S PLACE AT MAGNOLIA GROVE SUBDIVISION



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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



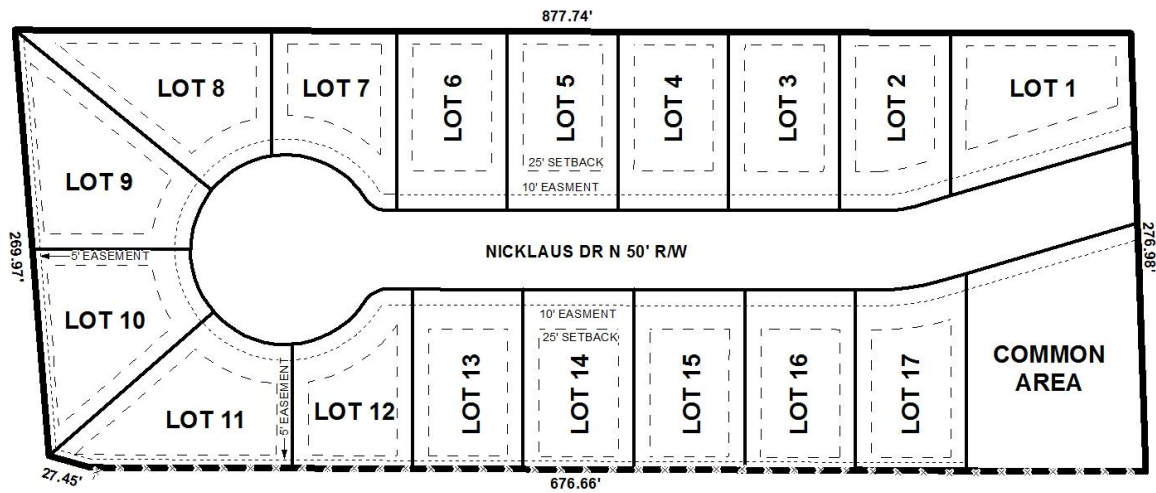
JACK'S PLACE AT MAGNOLIA GROVE SUBDIVISION



APPLICATION NUMBER 5 DATE March 15, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE March 15, 2018

APPLICANT Jack's Place at Magnolia Grove Subdivision

REQUEST Subdivision



NTS