

PRESERVE AT MILKHOUSE CREEK SUBDIVISION

Engineering Comments: 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. Provide and label the monument set or found at each subdivision corner.
- C. Add legible street names to the vicinity map.
- D. Review and revise the written legal description to include PHASE 1 ONLY.
- E. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.
- F. Label the wetlands delineation on the Plat.
- G. Provide the name and date of the wetland delineation report referenced in NOTE 11.
- H. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- J. Provide the Surveyor's and Owner's (notarized signatures).
- K. Add a note to the SUBDIVISION PLAT stating that SUBDIVISION LOTS 1 - 49 will NOT receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control).
- L. 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.
- M. Add a note stating The proposed roadways 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.
- N. Add a note stating that the owner will need to 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.
- O. Add a note stating that each street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature.
- P. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- Q. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.

Fire-Rescue 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).

The preliminary plat illustrates the proposed 49-lot, 30.1± acre subdivision which is the first phase of a three-phase subdivision, located at the East terminus of Blue Ridge Boulevard, extending to the West terminus of Old Dobbin Drive North, the West terminus of Harness Way, the North terminus of Creekline Drive, and the North terminus of Valleydale Drive, within Council District 6. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create forty nine (49) legal lots of record from five (5) existing metes-and-bounds parcels. The proposed lots meet the minimum size requirements of the Subdivision Regulations.

The site has been given a Low Density Residential (LDR) 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.

This 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 LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a forty three (43) dwelling units per acre (du/ac).

These 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, bikeable 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 case the designation of 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 the 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.

It should be noted that the application at hand is for Phase 1 (49 lots) of the over-all, 124-lot, 83.9±-acre, three-phase subdivision. This application encompasses approximately 30± acres of proposed development within the over-all approximately 58± acres of the Phase 1 site. Approximately 28 acres will remain as undeveloped Common Areas. It should also be noted that the Phase 1 area extends from the East terminus of Blue Ridge Boulevard and the West terminus of Old Dobbin Drive North, to approximately 250' South of the West terminus of Harness Way. Proposed Phase 2 would then extend to a short distance South of the West terminus of Creekline Drive, and Phase 3 would then extend to the North terminus of Valleydale Drive.

The site was the subject of a Rezoning from R-1, Single-Family Residential District, R-2, Two-Family Residential District, and B-1, Buffer Business District, to R-1, which was recommended for approval to the City Council by the Planning Commission at its June 4th meeting. Any of the three current zoning classifications would allow for R-1 use, but the entire site is proposed to be rezoned to R-1 to eliminate the possibility of split zoning on any of the lots, and to standardize the allowances within a single-family residential subdivision. The Rezoning must still go forward to the City Council for a final public hearing and approval. If the current subdivision is approved, it should be made subject to the Rezoning process being completed prior to signing the Final Plat.

The preliminary plat indicates that access to the subdivision will be via the East terminus of Blue Ridge Boulevard, the West terminus of Old Dobbin Drive North and the West terminus of Harness Way. Proposed streets are labeled to have compliant 50' rights-of-way. The right-of-way width label for all streets should be retained on the Final Plat. Cul-de-sacs are indicated to be a compliant 120' diameter. A street stub is to be provided at the South terminus of the main interior street, Old Dobbin Drive West, for access to the future Phase 2. Corner lots are indicated to have compliant 25' corner radius curves. All lots are indicated to have a compliant and standard 25' minimum building setback from the street frontages, and this should be retained on the Final Plat.

A Site Data Table on the plat indicates that the smallest lot size would be 9,278 square feet. Therefore, all lots would meet the minimum size requirements of the Subdivision Regulations. However, none of the lots are labeled with their sizes. Therefore, the plat should be revised to label each lot with its size in both square feet and acres, or a table should be furnished on the Final Plat providing the same information.

The preliminary plat indicates that all lots will have a 15' drainage and utility easement along the front property line, a 15' drainage and utility easement along the rear property line, and a 7.5' drainage and utility easement along each side of each lot, except for corner lots. There is a note on the preliminary plat stating that no structures may be placed or constructed within any easement. This note should be revised on the Final Plat to state that no structures shall be constructed or placed within any easement without permission of the easement holder.

Approximately 28 acres of the site are to be Common Areas. There is a note on the preliminary plat stating that all proposed detention facilities, common areas and wetlands shall be the

responsibility of the property owner(s) and not the responsibility of the City of Mobile. This note should be revised on the Final Plat to simply state that the maintenance of all Common Areas is the responsibility of the property owners.

As per the Traffic Engineering comments, the driveway number, size, location and design are to be approved by Traffic Engineering and conform to AASHTO standards. A note should be required on the Final Plat stating these comments.

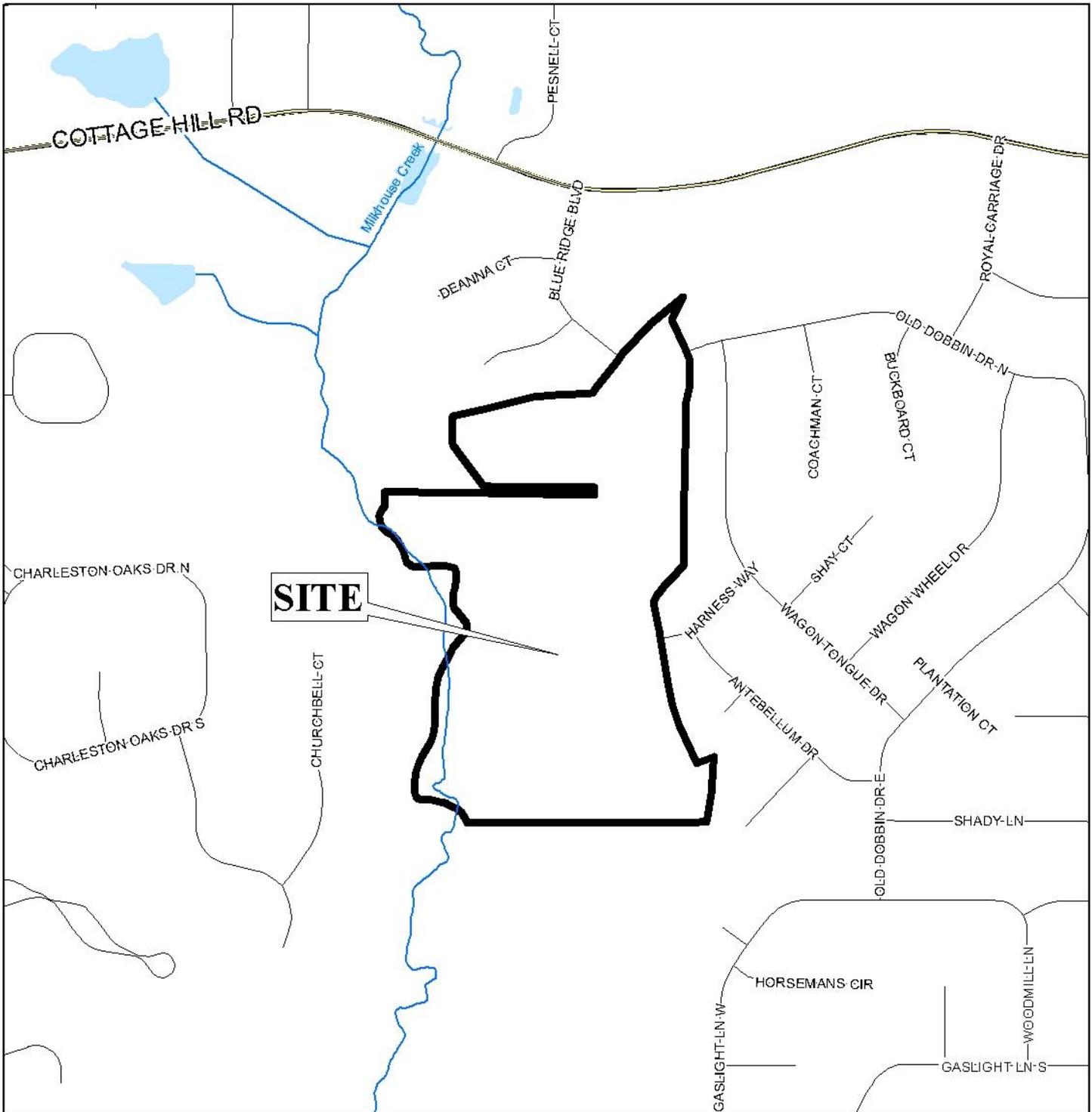
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) retention of the right-of-way width label for all streets on the Final Plat;
- 2) retention of the 25' minimum building setback line along all street frontages on the Final Plat;
- 3) revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) revision of Note #10 concerning structures in easements to state on the Final Plat that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 5) revision of Note #14 concerning the maintenance of detention facilities, common areas and wetlands to state on the Final Plat that the maintenance of all Common Areas is the responsibility of the property owners;
- 6) compliance with the Engineering comments: *[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. Provide and label the monument set or found at each subdivision corner. C. Add legible street names to the vicinity map. D. Review and revise the written legal description to include PHASE 1 ONLY. E. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. F. Label the wetlands delineation on the Plat. G. Provide the name and date of the wetland delineation report referenced in NOTE 11. H. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. J. Provide the Surveyor's and Owner's (notarized signatures. K. Add a note to the SUBDIVISION PLAT stating that SUBDIVISION LOTS 1 - 49 will NOT receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). L. 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. M. Add a note stating The proposed roadways 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. N. Add a note stating that the owner will need to 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. O. Add a note stating that each street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature. P. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. Q. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.];

- 7) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) compliance with the 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*
- 9) compliance with the 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*
- 10) completion of the Rezoning process prior to signing the Final Plat.

LOCATOR MAP



APPLICATION NUMBER 8 DATE August 20, 2020

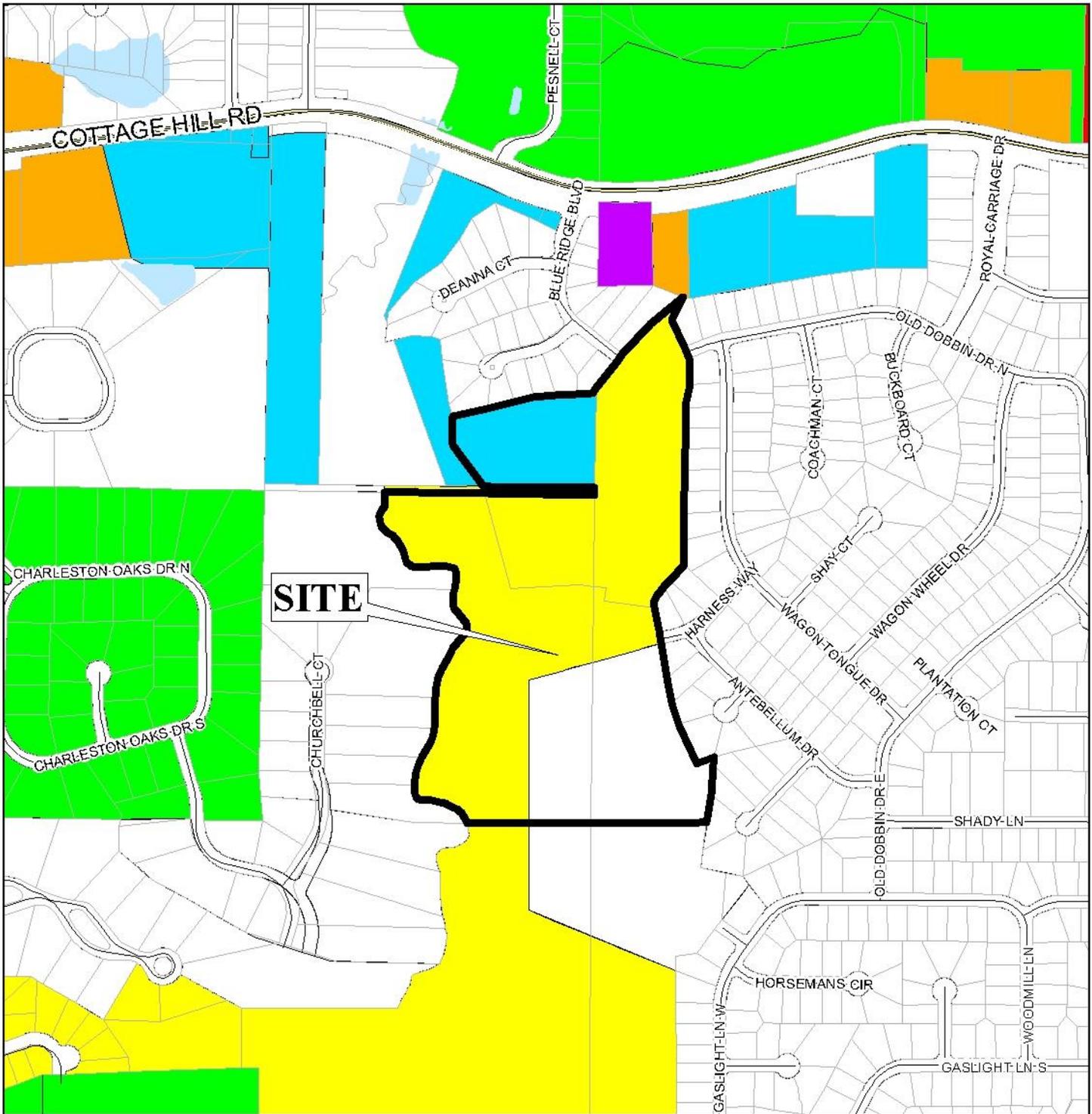
APPLICANT Preserve at Milkhouse Creek Subdivision

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



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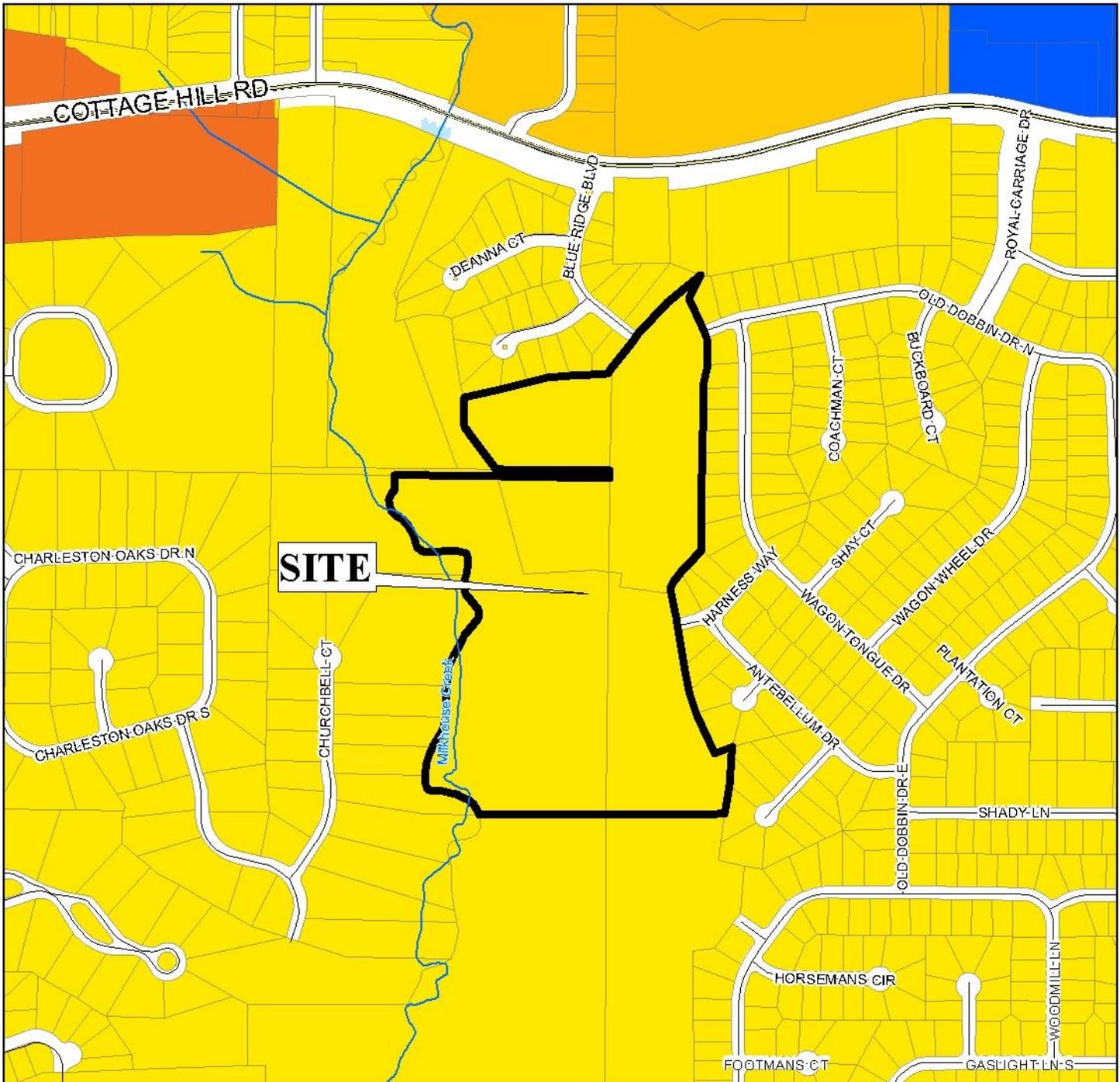
APPLICANT Preserve at Milkhouse Creek Subdivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 8 DATE August 20, 2020

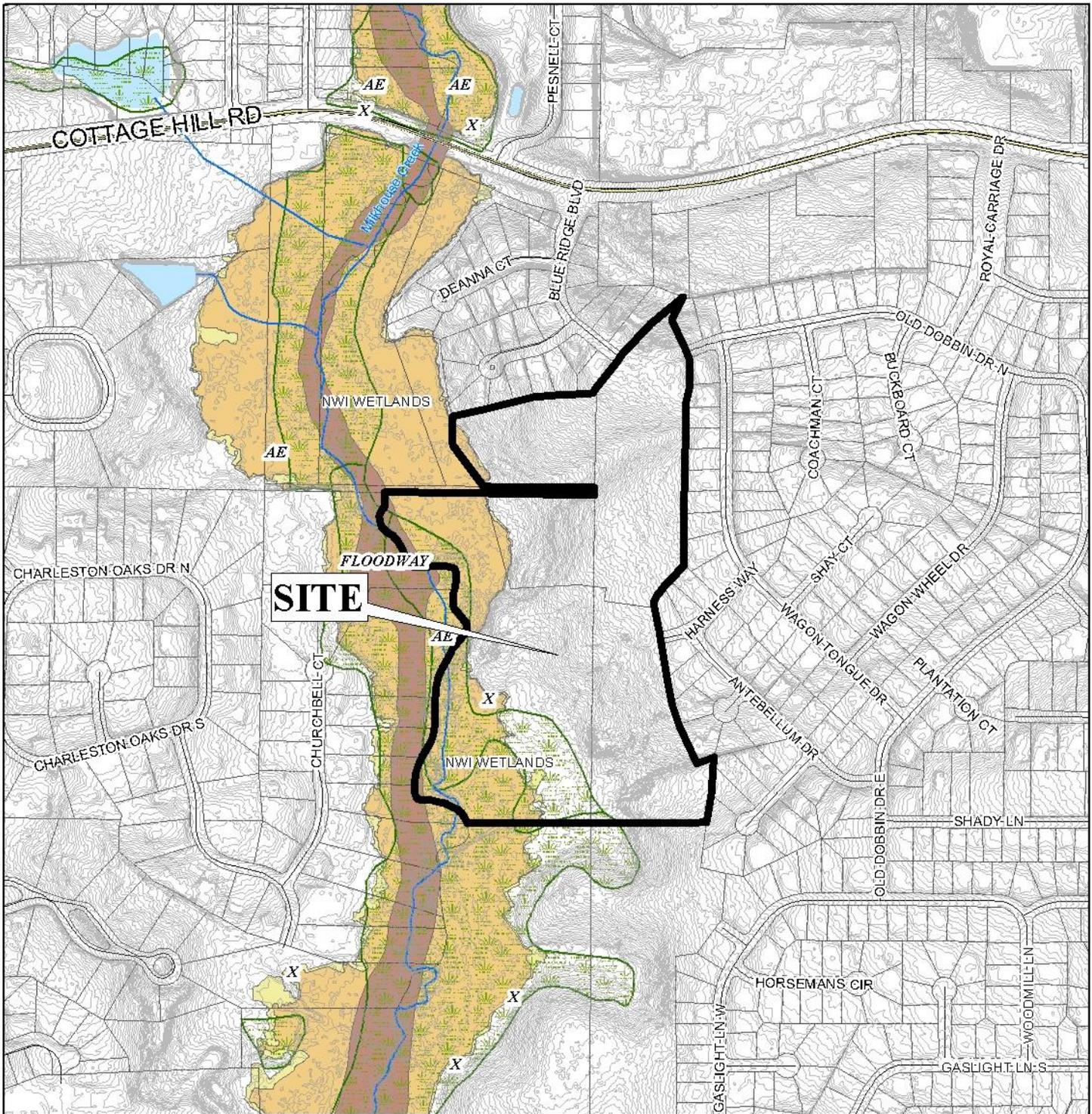
APPLICANT Preserve at Milkhouse Creek Subdivision

REQUEST Subdivision

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|---|---|---|--|
| 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 8 DATE August 20, 2020

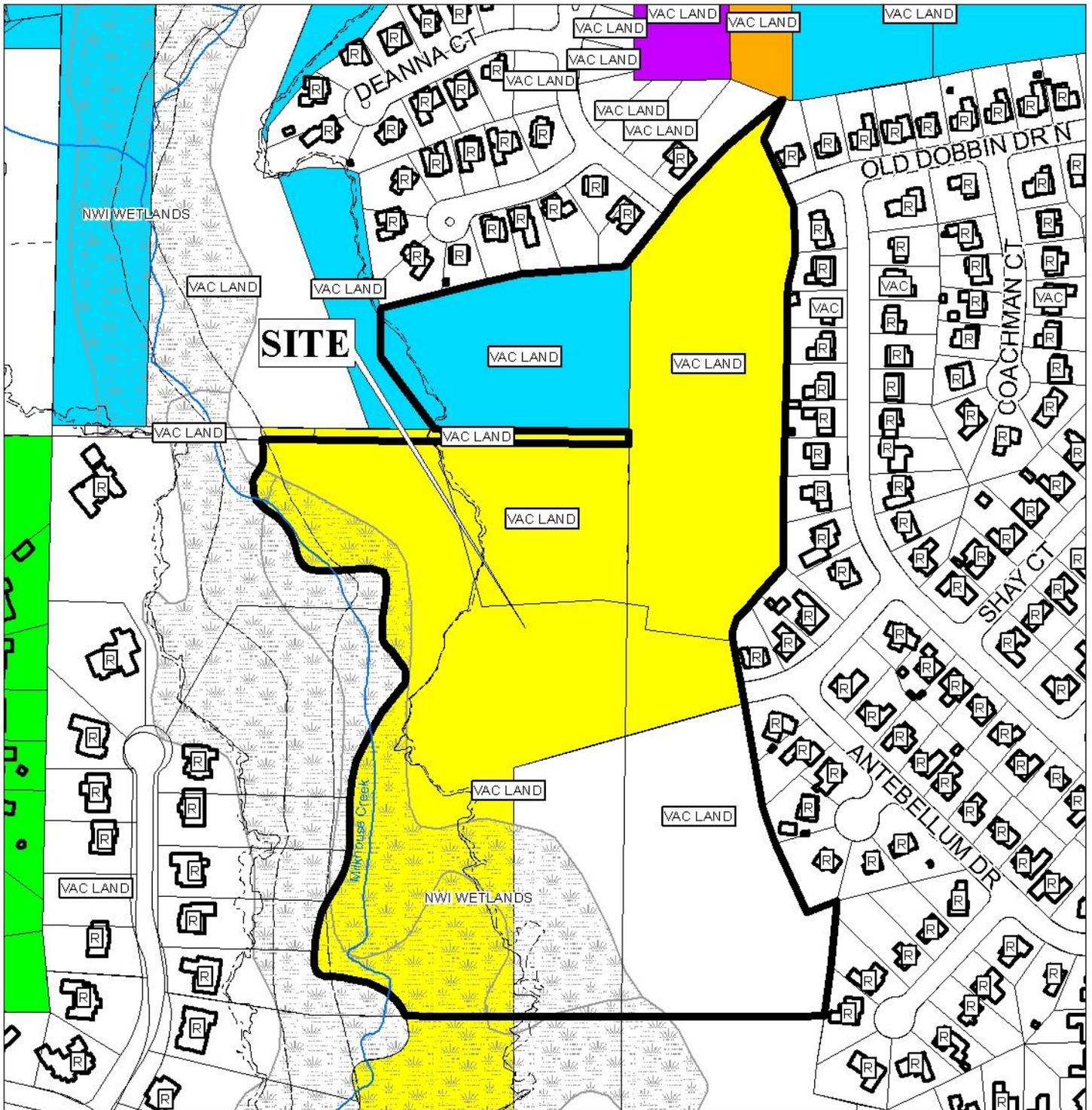
APPLICANT Preserve at Milkhouse Creek Subdivision

REQUEST Subdivision



NTS

PRESERVE AT MILKHOUSE CREEK SUBDIVISION

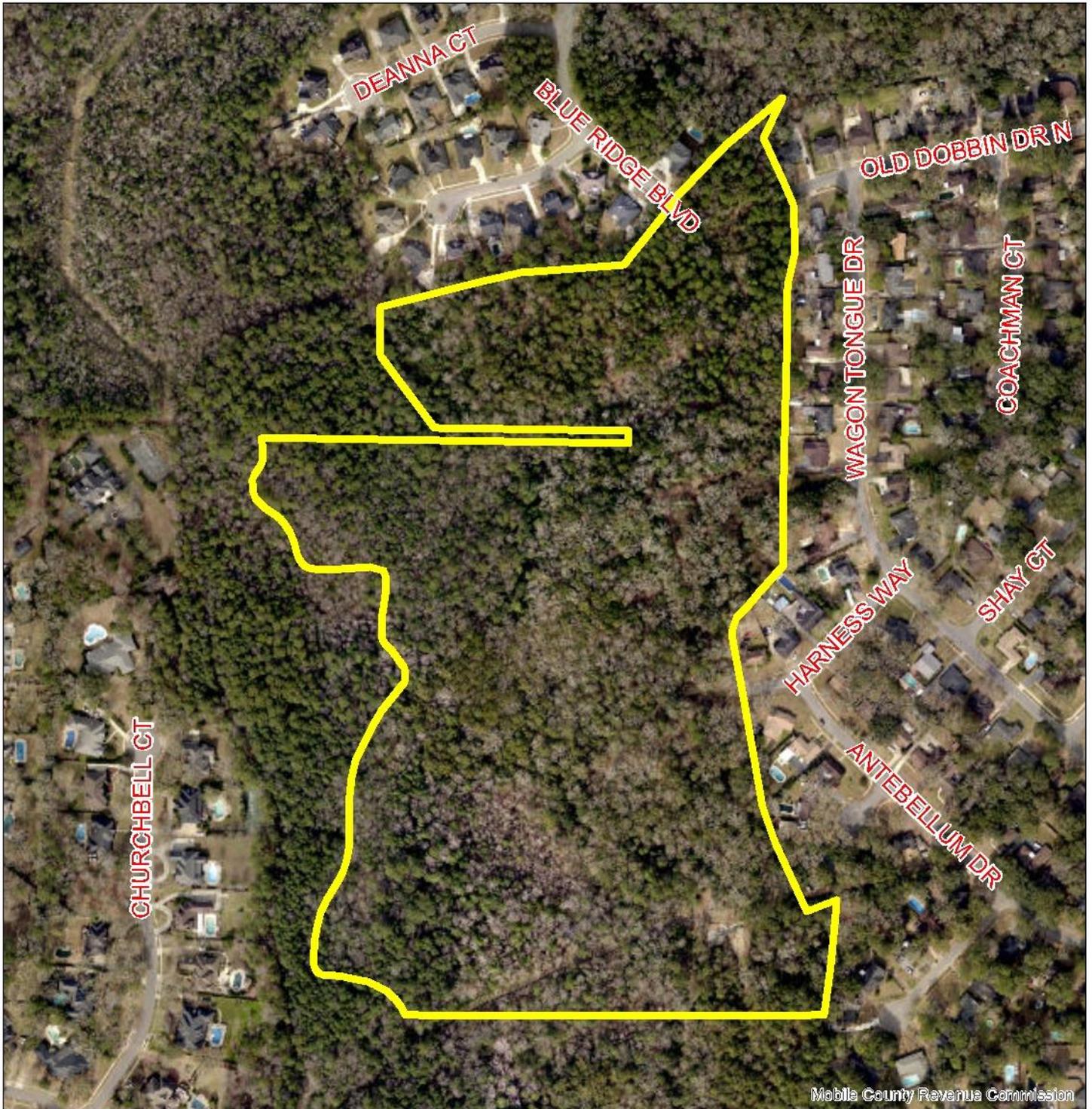


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PRESERVE AT MILKHOUSE CREEK SUBDIVISION



APPLICATION NUMBER 8 DATE August 20, 2020



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE August 20, 2020

APPLICANT Preserve at Milkhouse Creek Subdivision

REQUEST Subdivision

