

## **DAUPHIN CREEK ESTATES 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. Add major street names to the vicinity map.
- C. Review and revise the written legal description to include written bearings and distances for the three (3) separate parcels.
- D. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the existing public rights-of-way to the City of Mobile, and list the amount of dedicated acreage.
- E. Show and label all flood zones.
- F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- G. Show and label each and every Right-Of-Way and easement.
- H. Provide and label the monument set or found at each subdivision corner.
- I. Provide curve data for each curve.
- J. Use a different line type/weight to indicate previous parcel boundary lines that cross the existing rights-of-way.
- K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- L. The proposed subdivision receives drainage from public streets and require a PUBLIC (Dedicated to the City of Mobile) drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer.
- M. 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.
- N. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #77) LOTS 1 - 6 will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures.
- O. 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.
- P. 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.
- Q. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.

R. 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: Dauphin Island Parkway (State Road 163) is an ALDOT maintained roadway. Each lot is limited to no more than its existing curb cuts, with driveway number, size, location and design to be approved by Traffic Engineering and ALDOT (where applicable) and conform to AASHTO standards. Additional access restrictions may be warranted with any redevelopment of the site. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).

MAWSS Comments: No Comments

Map for Mobile Development Area(s) and Intent: Suburban Corridor:

- Accommodation of all users: automobile, bicycle, pedestrian and transit
- Greater connectivity to surrounding neighborhoods
- Development concentrated in centers rather than in strips along the corridor
- Eventual increase in density with residential above retail and services
- Increased streetscaping
- Improve traffic flow

Traditional Neighborhood:

- Better connectivity to neighborhood centers with accessibility to retail and services
- Appropriately scaled and designed infill development, including housing in a variety of configurations
- More sidewalks and streetscaping
- Protections for historic properties
- Increased protections for existing traditional development

The plat illustrates the proposed 29.0 ± acre, 6 lot subdivision which is located on the West side of Dauphin Island Parkway extending 120'± East of Eslava Creek, situated around Woodland Drive and Highland Court, and is in Council District 3. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create six legal lots of record from three metes-and-bounds parcels.

The site does not appear to have been the subject of any previous Planned Unit Development approvals, however the site is zoned R-3, Multiple Residential District and was most recently occupied (according to City of Mobile 2014 aerial photographs) by approximately 90 buildings containing 187± multiple family dwelling units in addition to an office and what appears to be a storage building and appear to have been developed by 1960, prior to current Zoning Ordinance requirements. (Mobile County Revenue Commission records show that the site was developed in 1950). Upon review of historic photographs of the site, it appears that approximately 12 buildings and a pool have been removed from the site. In addition to the demolition of several structures, there have been permits for a large number of the remaining structures to be converted to single family residences. Due to the presence of multiple structures on the proposed lots, a Planned Unit Development application should be submitted.

The site fronts Dauphin Island Parkway, a major street with a required right-of-way of 100', per the Major Street Plan. The preliminary plat does not depict Dauphin Island Parkway, nor does it identify the existing right-of-way. If approved, the Final Plat should be revised to illustrate either dedication to provide 50' from the centerline of Dauphin Island Parkway or the illustration of adequate existing right-of-way. The site also fronts Woodlawn Drive North, Woodlawn Drive West, Woodlawn Drive South, Woodlawn Drive East, and Highland Court, all minor streets with curb and gutters and are depicted as having 50' rights-of-way width, and a cul-de-sac. The depiction of the minor streets appears that the applicant may wish to convert them from public streets to private. If this is accurate, private street subdivisions require Planned Unit Developments; if this is not accurate, the plat should be revised to clearly indicate that the roads are intended to remain public. Dedication of the corner radii at all intersections should be provided per Section V.D.6. of the Subdivision Regulations, if approved.

Primary access to the site will be via an existing street that intersects Dauphin Island Parkway. Since Dauphin Island Parkway is a major street and an ALDOT facility, there are access concerns. It should be noted that any changes to the existing roadway intersection with Dauphin Island Parkway must be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards.

The existing dwelling units do not have individual driveways, nor is there a centralized parking lot provided for the residents. Instead, there are several small parking areas throughout that have maneuvering area in the right-of-way, which the Zoning Ordinance does not allow; however may be considered a non-conforming aspect of the development or addressed through a PUD request. Additional information is needed from the applicant regarding the number of proposed remaining dwelling units in order for staff to determine if a sufficient amount of parking is provided.

The 25' minimum building setback lines are not depicted along any frontages. If approved, the Final Plat should be revised to illustrate the 25' minimum building setback from all frontages.

The lot sizes in both square feet and acres are depicted on the preliminary plat and should be retained on the Final Plat, if approved.

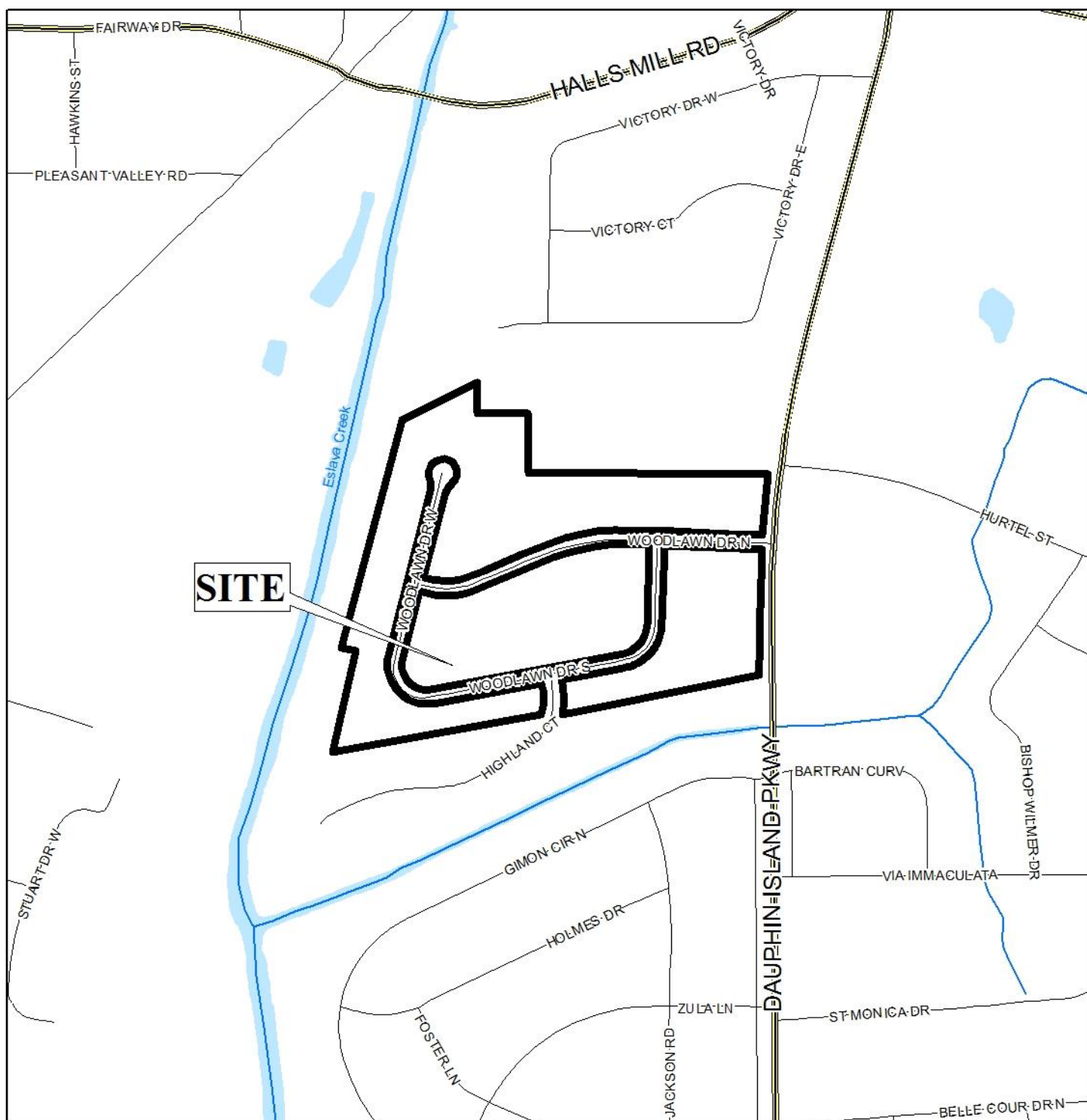
Based on the preceding, this application is recommended for Holdover to the June 1, 2017 meeting with additional information to be submitted as soon as possible, to address the following:

- 1) depiction of Dauphin Island Parkway, and either dedication to provide 50' from the centerline, or illustration the there is adequate existing right-of-way;
- 2) clearly indicate if Woodlawn Drive North, Woodlawn Drive West, Woodlawn Drive South, Woodlawn Drive East, and Highland Court are private or public streets;
- 3) illustration of the 25' minimum building setback line from all frontages;
- 4) dedication of the corner radius at the Northwest and Southwest corners of Dauphin Island Parkway and Woodlawn Drive North per Section V.D.6. of the Subdivision Regulations;
- 5) dedication of the corner radius at the Southwest and Southeast corners of Woodlawn Drive East and Woodlawn Drive North per Section V.D.6. of the Subdivision Regulations;
- 6) dedication of the corner radius at the Northwest and Southwest corners of Woodlawn Drive West and Woodlawn Drive North per Section V.D.6. of the Subdivision Regulations;
- 7) dedication of the corner radius at the Southwest and Southeast corners of Woodlawn Drive South and Highland Court per Section V.D.6. of the Subdivision Regulations;
- 8) retention of the right-of-way widths of Woodlawn Drive North, Woodlawn Drive West, Woodlawn Drive South, Woodlawn Drive East, and Highland Court;
- 9) retention of the lot sizes in square feet and acres;
- 10) compliance with 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. Add major street names to the vicinity map. C. Review and revise the written legal description to include written bearings and distances for the three (3) separate parcels. D. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the existing public rights-of-way to the City of Mobile, and list the amount of dedicated acreage. E. Show and label all flood zones. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Show and label each and every Right-Of-Way and easement. H. Provide and label the monument set or found at each subdivision corner. I. Provide curve data for each curve. J. Use a different line type/weight to indicate previous parcel boundary lines that cross the existing rights-of-way. K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. The proposed subdivision receives drainage from public streets and require a PUBLIC (Dedicated to the City of Mobile) drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. M. 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. N. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #77) LOTS 1 - 6 will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. O. 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. P. 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. Q. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. R. 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.);*

- 11) *compliance with Traffic Engineering comments: (Dauphin Island Parkway (State Road 163) is an ALDOT maintained roadway. Each lot is limited to no more than its existing curb cuts, with driveway number, size, location and design to be approved by Traffic Engineering and ALDOT (where applicable) and conform to AASHTO standards. Additional access restrictions may be warranted with any redevelopment of the site. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 12) *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 61-929 and City Code Chapters 57 and 64).);*
- 13) *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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).); and*
- 14) *submittal of a Planned Unit Development application.*

# LOCATOR MAP



APPLICATION NUMBER 12 DATE May 18, 2017

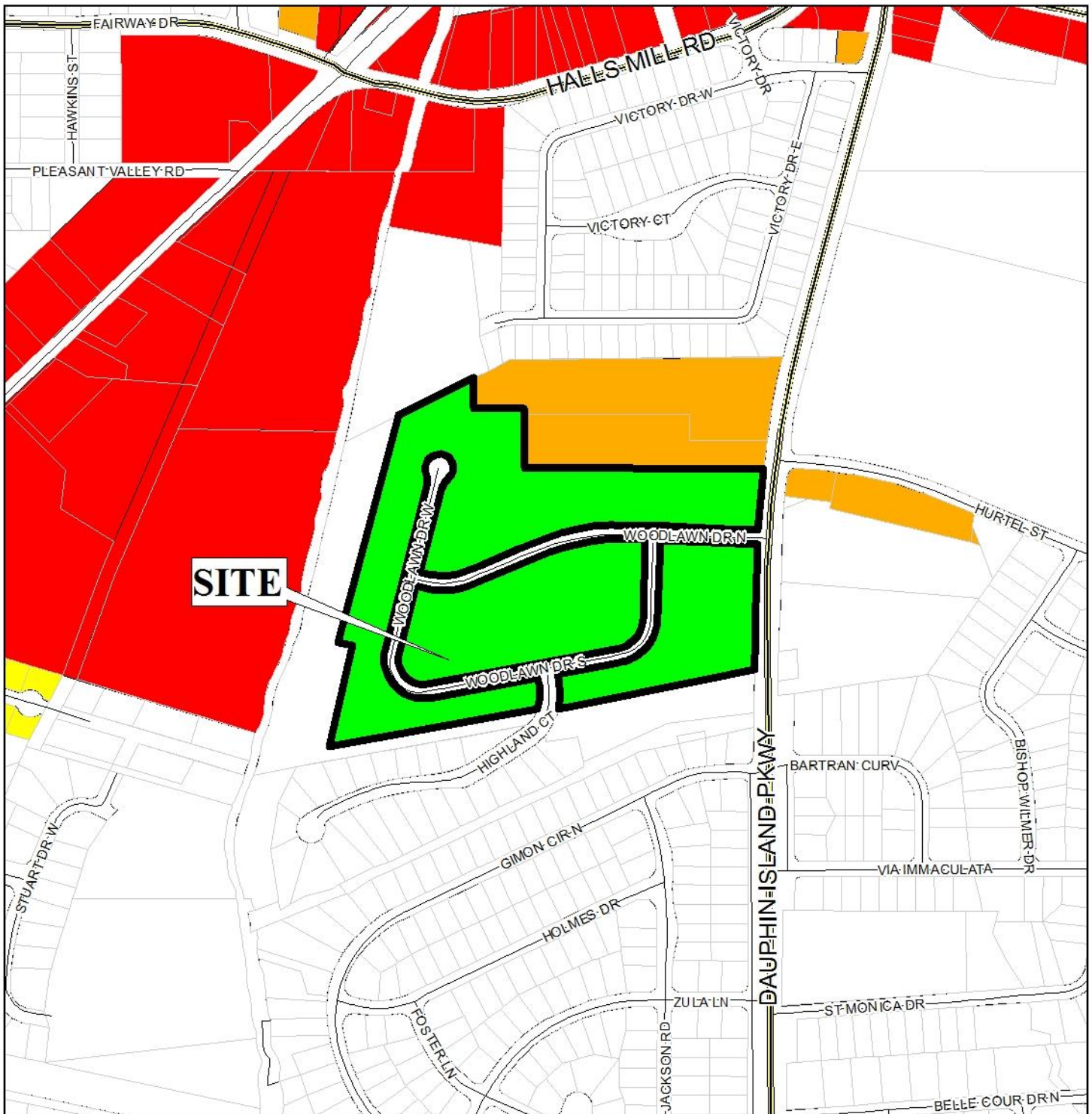
APPLICANT Dauphin Creek Estates Subdivision

REQUEST Subdivision





# LOCATOR ZONING MAP



APPLICATION NUMBER 12 DATE May 18, 2017

APPLICANT Dauphin Creek Estates Subdivision

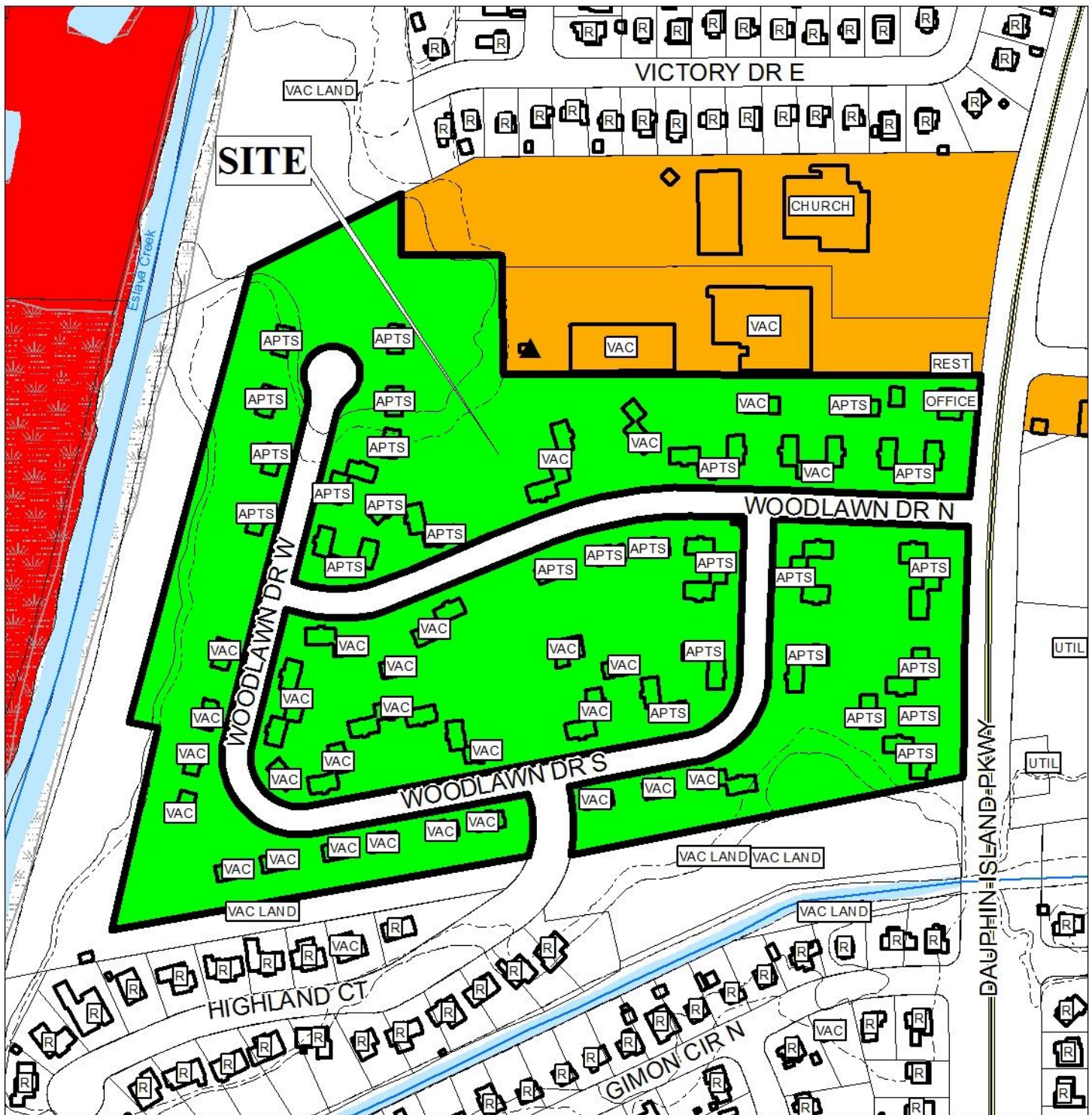
REQUEST Subdivision



NTS



# DAUPHIN CREEK ESTATES SUBDIVISION



APPLICATION NUMBER 12 DATE May 18, 2017

|     |     |      |     |     |      |       |      |
|-----|-----|------|-----|-----|------|-------|------|
| 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   |





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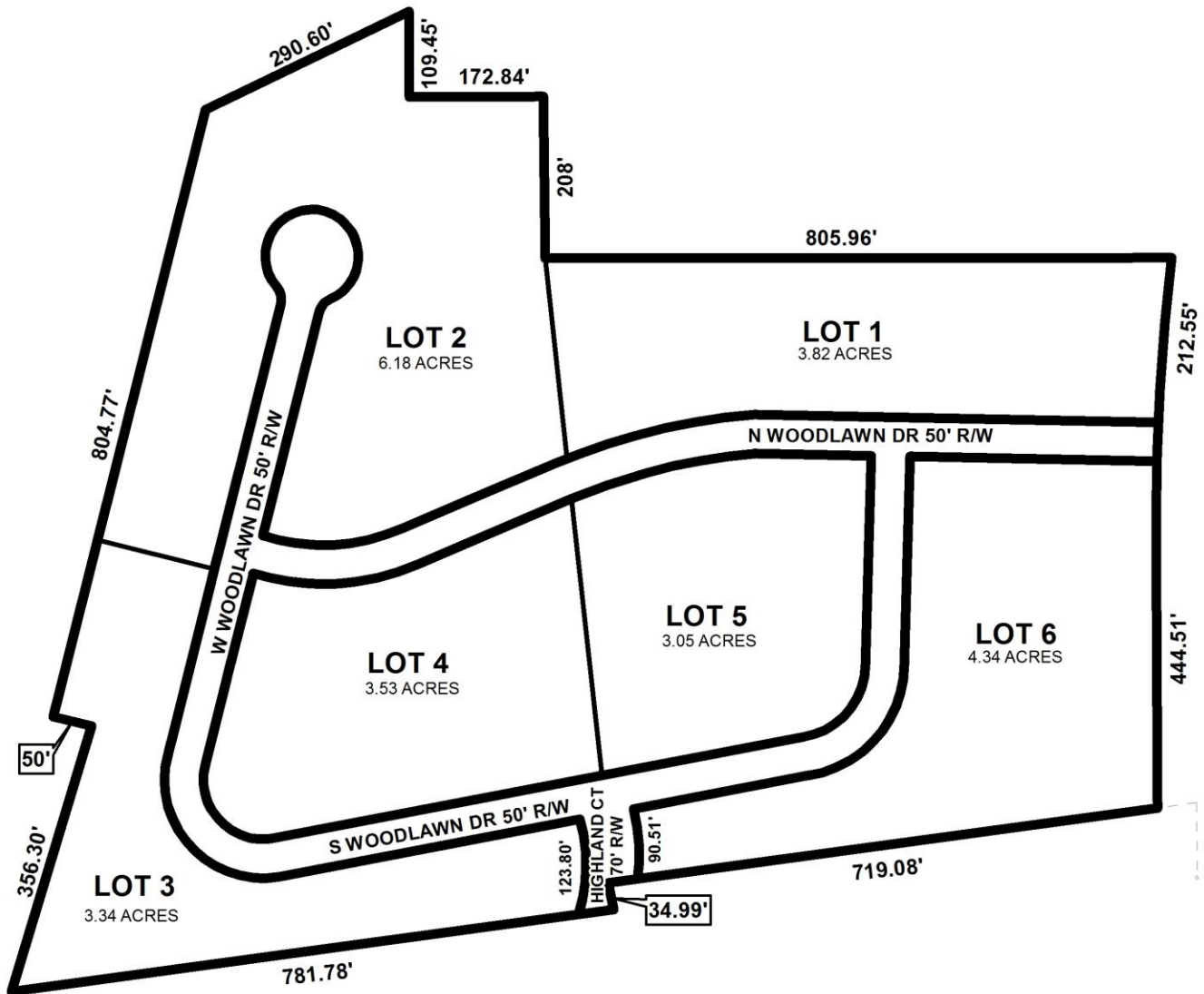
APPLICATION NUMBER 12 DATE May 18, 2017



NTS



# DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE May 18, 2017

APPLICANT Dauphin Creek Estates Subdivision

REQUEST Subdivision



NTS