

## **ROSEN SUBDIVISION**

Engineering Comments: Final Plat Comments (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 offsite drainage easements and drainage features along the south boundary line with existing lots 22, 23, and 37.
- C. The minimum ROW width required (50') is not being provided where connecting to the existing Nicklaus Drive North ROW. It appears that there will only be 38 feet provided for ROW. Provide an updated Plat for review after revising the centerline to meet the requirements the Subdivision Regulations.
- D. Show and label adequate drainage easements along the rear of Lots 9 – 17 as needed to transport drainage to the detention pond/common area.
- E. Provide a copy of the proposed restrictions and covenants.
- F. Provide and label the monument set or found at each subdivision corner.
- G. Correct the typo contained in the name of the proposed subdivision "Rosen Subdivision Plat 1".
- H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- I. 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.
- J. 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.
- K. 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.
- L. Provide the as-built certification form, test reports, 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. Coordinate with the Engineering Department.
- M. The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature.
- N. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.

Traffic Engineering Comments: Centerline extension from the existing Nicklaus Drive N alignment and offset right-of-way, does not allow for adequate construction of a city standard street at the east end of the property. Provide an updated plat as needed to improve the right-of-way width and roadway alignment. 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).

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: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 17-lot, 4.4 ± acre subdivision, which is located on the West terminus of Nicklaus Drive North, 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 create 17 legal lots of record from an existing metes and bounds parcel which will include the construction of a new street.

According to the recently adopted Map for Mobile Plan, the site is located within a Suburban Neighborhood Area. The intent of this Development Area includes:

- Emphasize connectivity to surrounding neighborhoods and close services and retail;
- Accommodation of pedestrian and bicycle traffic in addition to automobiles; and
- Appropriate scaled infill development to complement existing character of neighborhoods.

It should be noted that the Map for Mobile Plan is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Thus, as this request is solely related to the subdivision of property, not the use of the property, application of the Map for Mobile principles may be not be appropriate.

It should be pointed out that The Legends at Magnolia Grove Subdivision is an adjacent subdivision that was approved by the Planning Commission in 2000 and again in 2007 with a phase two, consisting of the the Magnolia Grove Subdivision, Unit 2. Approval of the 17 lot subdivision will allow access via the existing streets located in The Magnolia Grove Subdivision.

The site abuts The Legends at Magnolia Grove Subdivision, Unit 2 and is connected to Nicklaus Drive North, a minor street, with an adequate 50' right-of-way. It should be noted that this subdivision will only have one point of access until another phase is developed or an adjacent property is developed. It should also be noted that the proposed street is offset from the existing Nicklaus Drive North right-of-way, resulting in a right-of-way width problem.

All of the lots, with the exception of Lot 7 will exceed the 7,200 square feet minimum lot size requirements. no justification was provided regarding Lot 7 only being 7,012 square feet, thus the plat should be modified to ensure that all lots meet the minimum 7, 200 square feet requirement, and that the minimum building setback line is placed where the lots are at least 60 feet in width.

The 25' minimum building setback line is not clearly labeled on the preliminary plat however; a note stating a "25' front, 8' rear, and a 10' minimum building set back is depicted on the preliminary plat. If approved, revisions should be made on the Final Plat to depict the 25' minimum building setback line.

The labeling of lots in square feet is depicted on the plat. If approved, the lot size information should be provided on Final Plat.

As a means of access management, each lot should be limited to one curb-cut to Nicklaus Drive North with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

There is a 10' utility easement that is located in the front of each lot. A note should be placed on the Final Plat stating that no structures shall be constructed or placed within any easements.

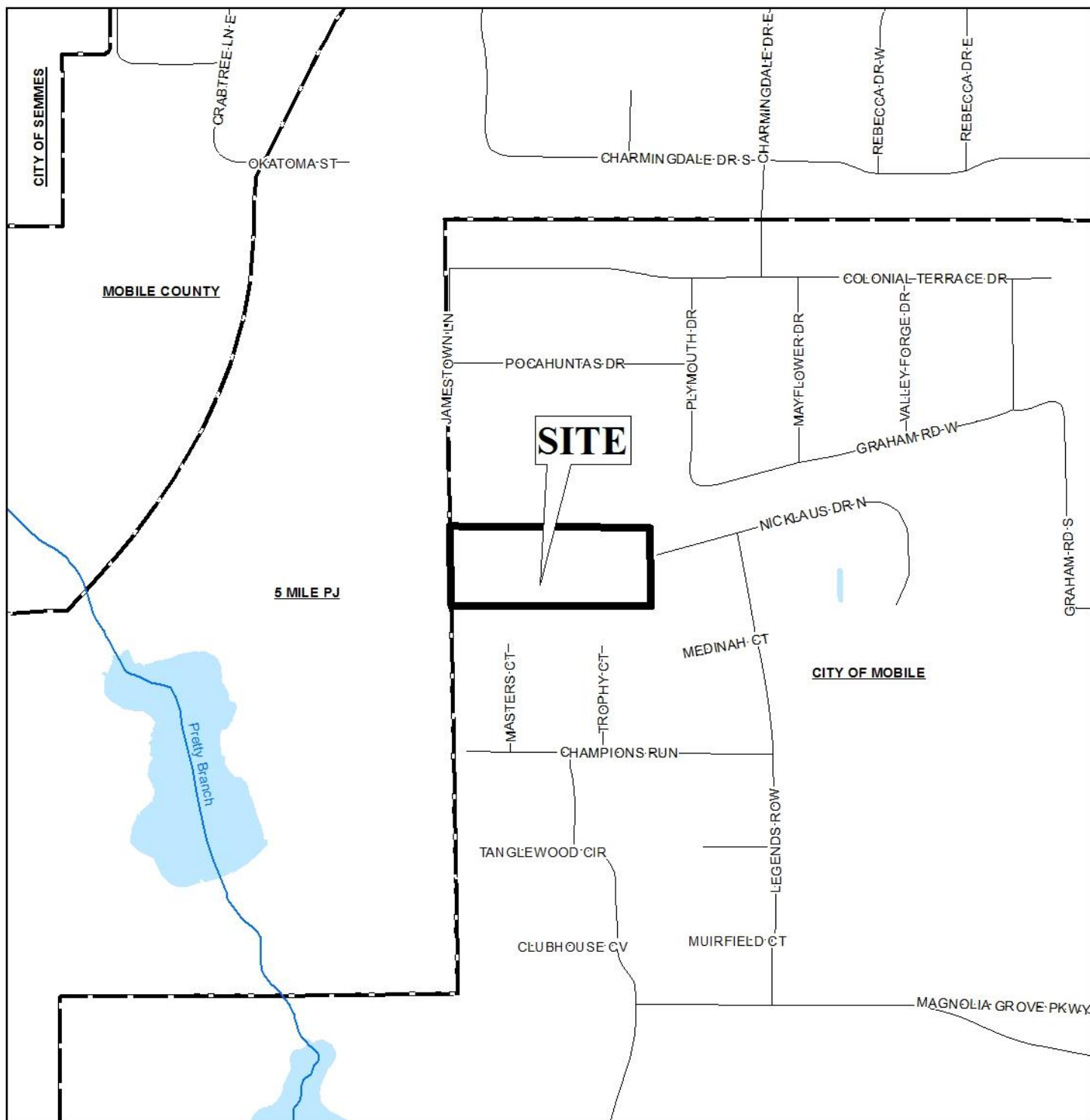
The cul-de-sac diameter appears to be in compliance with Section V.B.14. of the Subdivision Regulations, and should be retained on the Final Plat.

A common area is depicted on the preliminary plat; therefore, a note should be placed on the Final Plat stating maintenance of these areas will be the responsibility of the property owners.

Based on the preceding, this application is recommended for Holdover until the September 1, 2016 meeting with revisions due by August 16<sup>th</sup>, to allow the applicant to address the following:

- 1) revision of the site plan to address the right-of-way width issue; and
- 2) revision of the site plan to depict all lot sizes to be a minimum of 7,200 square feet.

# LOCATOR MAP



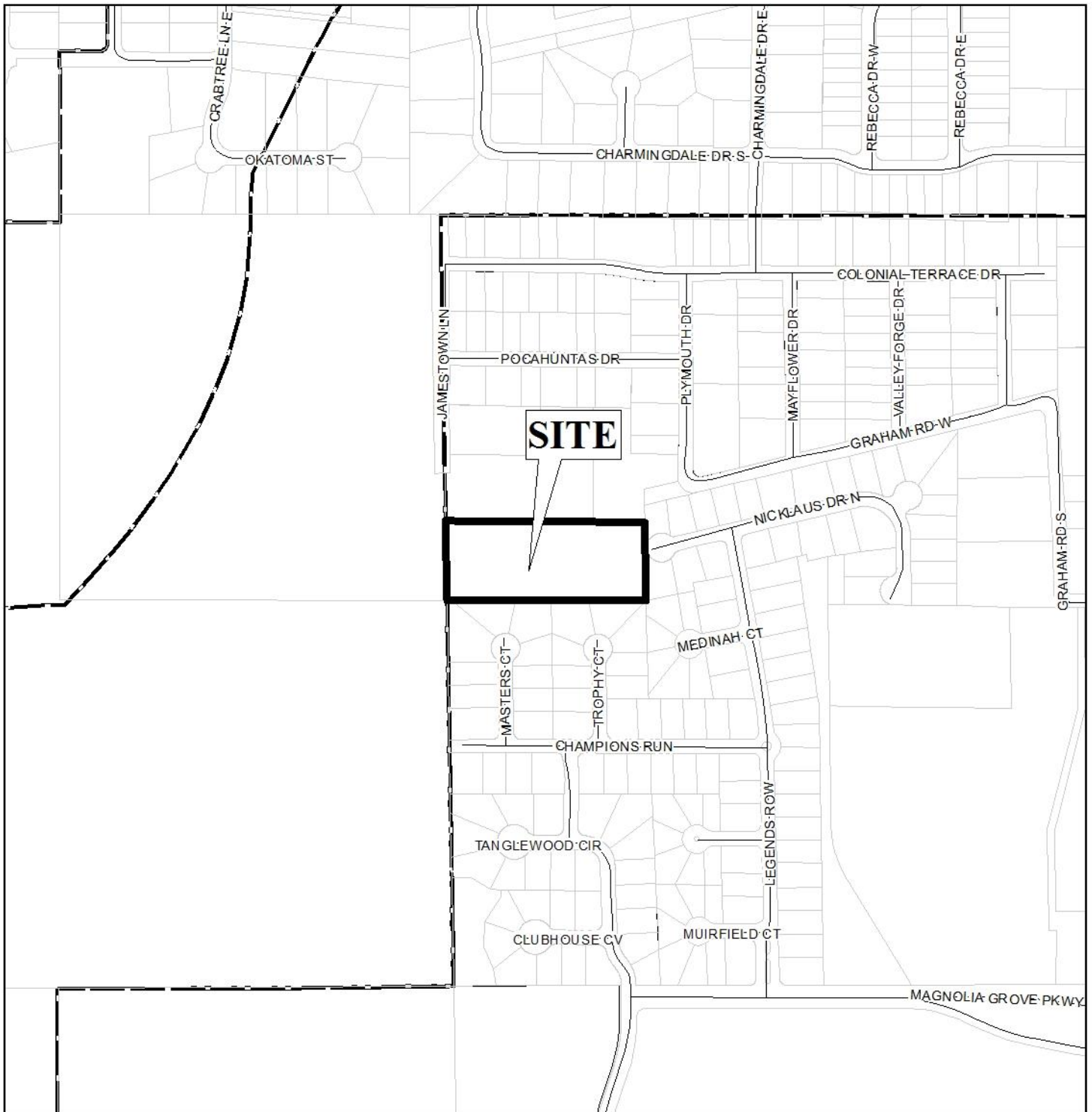
APPLICATION NUMBER 13 DATE August 4, 2016

APPLICANT Rosen Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 13 DATE August 1, 2016

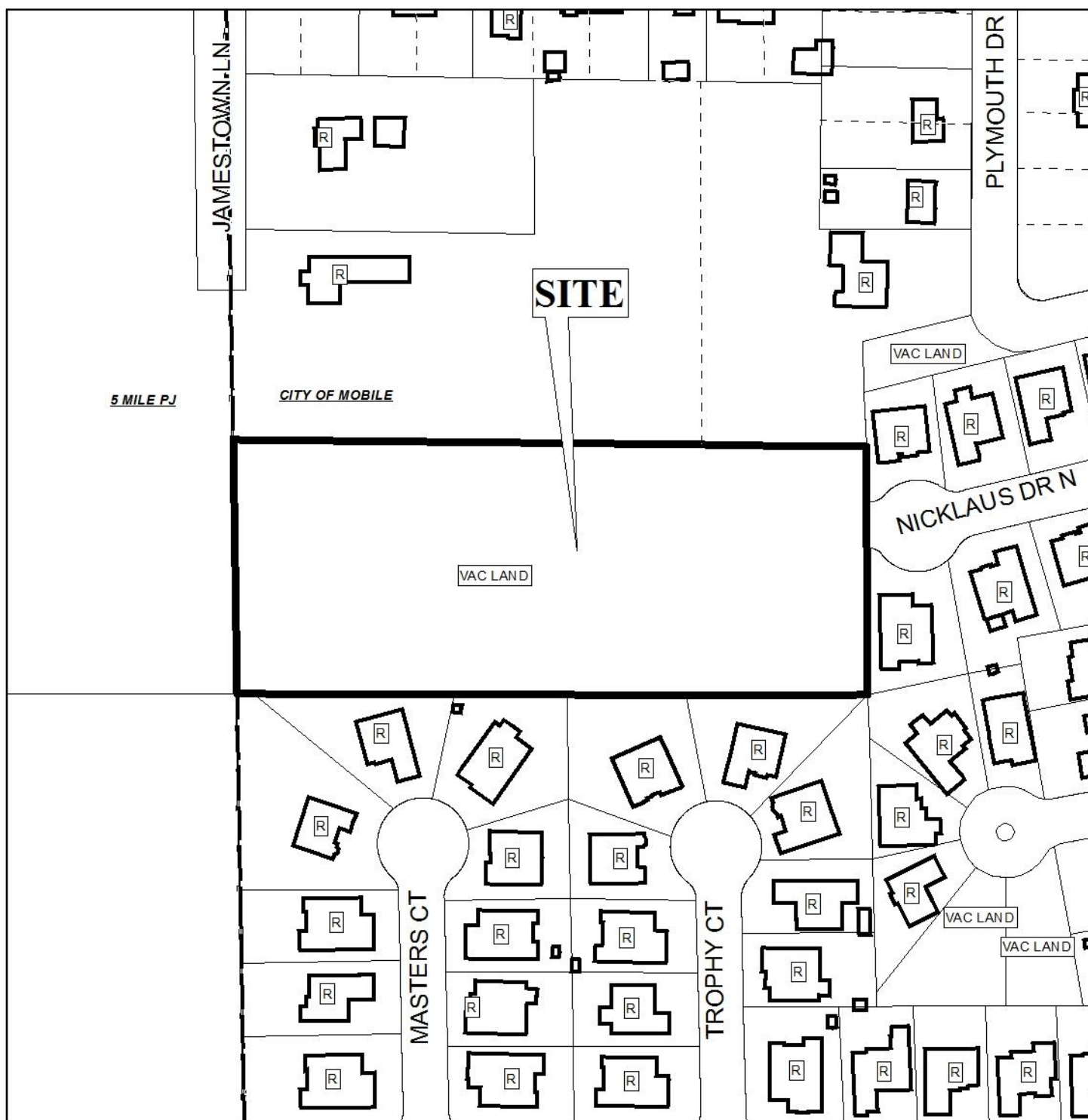
APPLICANT Rosen Subdivision

REQUEST Subdivision



NTS

# ROSEN SUBDIVISION



APPLICATION NUMBER 13 DATE August 4, 2016

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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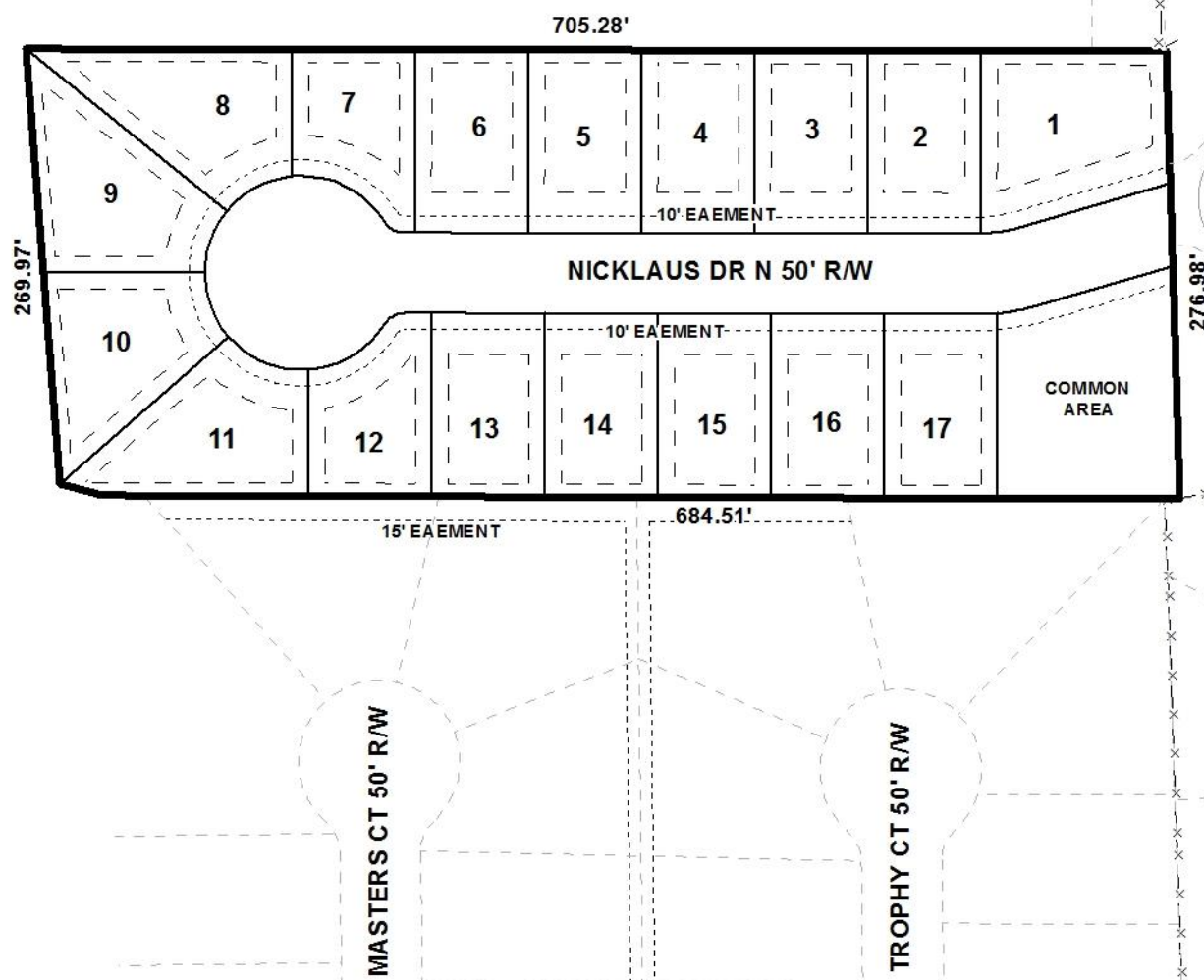


APPLICATION NUMBER 13 DATE August 4, 2016





# DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE August 4, 2016

APPLICANT Rosen Subdivision

REQUEST Subdivision

