

## **FOREST HILL WOODS SUBDIVISION,** **RESUBDIVISION OF LOT 2**

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. REMOVE THE MOBILE COUNTY ENGINEERING DEPT. NOTE FROM THE PLAT. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE.
- B. 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.
- C. Revise the 25 foot MBSL shown on LOT 2 along Grove Hill Lane to be parallel to the front property line.
- D. Provide and label the monument set or found at each subdivision corner.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. 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.
- G. 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.
- H. 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.
- I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- J. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: Each lot is limited to one curb cut with 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-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).

MAWSS Comments: No comments.

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

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

The preliminary plat illustrates the proposed 2-lot, 2.6± acre subdivision which is located on the North terminus of Grove Hill Lane within Council District 7. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create two legal lots of record from one legal lot of record.

The subject property was originally part of a 7-lot subdivision that received approval from the Planning Commission at its August 7, 2014 meeting, and the plat was recorded in November 2014.

One of the conditions of the 2014 approval was that there would be no future subdivisions of any lots allowed until additional frontage along a paved public or private street is provided. No additional frontage is being provided, thus the request should be considered for denial.

The proposed lots front Grove Hill Lane, a street stub of a minor street with curb and gutter. As a minor street with curb and gutter, this street requires a 50' wide right-of-way width. The existing right-of-way width is depicted as 50' on the preliminary plat and should be retained on the Final Plat, if approved.

The 25-foot minimum building setback line is depicted along the Southern perimeter of each proposed lot on the preliminary plat, and, if approved, should be retained on the Final Plat; however, the 25-foot minimum setback line shown on Lot 2 should be revised to be parallel with the front property line. Additionally, there is a 25-foot minimum setback area depicted at the Northwestern corner of the proposed Lot 1 near the terminus of Forest Glen Drive North. The 25-foot minimum building setback area should be removed from the Final Plat, if approved, as Forest Glen Drive North does not extend beyond this point. However, it should be noted, that if Forest Glen Drive North is extended in the future and the applicant further resubdivides the proposed Lots 1 and 2, a minimum setback building line of 25' is required along all provided street frontage. If approved, a note should be placed on the Final Plat stating such.

The proposed lots, ranging from 54,571 – 56,703 square feet, exceed the 7,200 square foot minimum lot size requirement for lots served by public water and sanitary sewer systems. The lot size information is depicted in both square feet and in acres on the preliminary plat, and should be retained on the Final Plat, if approved.

There is a 7.5' drainage easement depicted along the Western perimeter of the proposed Lot 1 and along the Southeastern perimeter of the proposed Lot 2. If approved, a note should be provided on the Final Plat stating that no structures are to be erected within any easement.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lots 1 and 2 are limited to one curb cut each to Grove Hill Lane, with changes to the size,

design and location of the curb-cut to be approved by Mobile Traffic Engineering and conform to AASHTO standards.

Based upon the proceeding, the Subdivision request is recommended for Denial due to the following reasons:

- 1) No additional frontage along a paved public or private street is being provided.

***Revised for the March 9<sup>th</sup> meeting***

*This application was heldover from the February 16, 2017 meeting at the applicant's request. Additionally, the Commission requested that the application be heldover until the March 9<sup>th</sup> meeting in order to allow staff sufficient time to develop conditions for approval.*

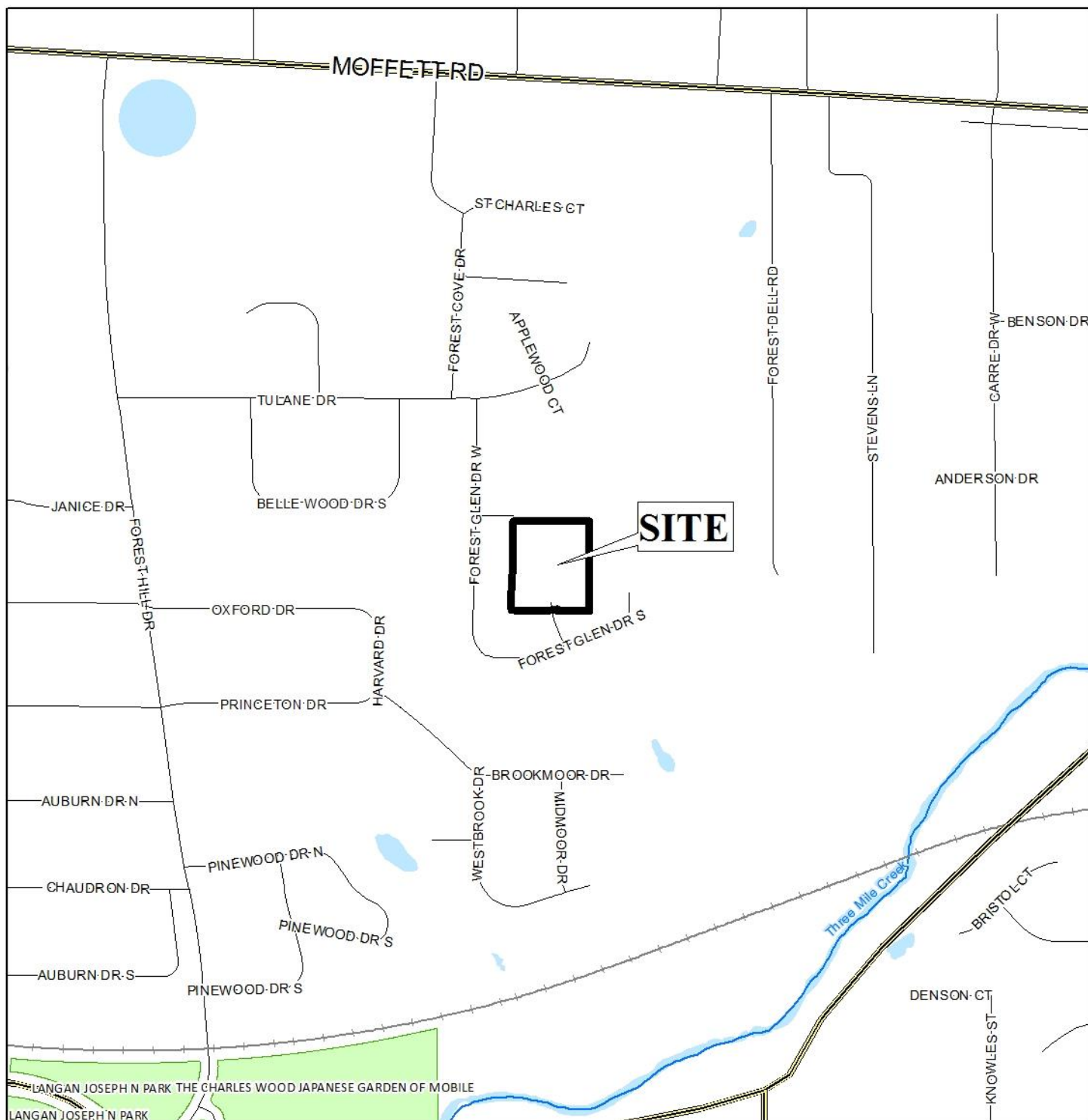
*Following are the proposed conditions for consideration by the Planning Commission for Tentative Approval:*

- 1) *Retention of the right-of-way width along Grove Hill Lane;*
- 2) *Retention of the 25-foot minimum setback line along Grove Hill Lane;*
- 3) *Revision of the 25-foot minimum setback line shown on Lot 2 to be parallel with the front property line;*
- 4) *Placement of a note on the Final Plat stating that if Forest Glen Drive North is extended in the future and the applicant further resubdivides the proposed Lots 1 and 2, a minimum setback building line of 25' is required along all provided street frontages;*
- 5) *Retention of the lot size information in both square feet and in acres for each lot;*
- 6) *Provision of a note stating that no structures are to be erected within any easement;*
- 7) *Placement of a note on the Final Plat stating that Lots 1 and 2 are limited to one curb cut each to Grove Hill Lane, with changes to the size, design and location of the curb-cut to be approved by Mobile Traffic Engineering and conform to AASHTO standards;*
- 8) *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. REMOVE THE MOBILE COUNTY ENGINEERING DEPT. NOTE FROM THE PLAT. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE. B. 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. C. Revise the 25 foot MBSL shown on LOT 2 along Grove Hill Lane to be parallel to the front property line. D. Provide and label the monument set or found at each subdivision corner. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. 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. H. 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. I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat to the Engineering Department.);

- 9) Compliance with Traffic Engineering comments (Each lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 10) 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).); and
- 11) Compliance with Fire Department comments and placement of a note (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).

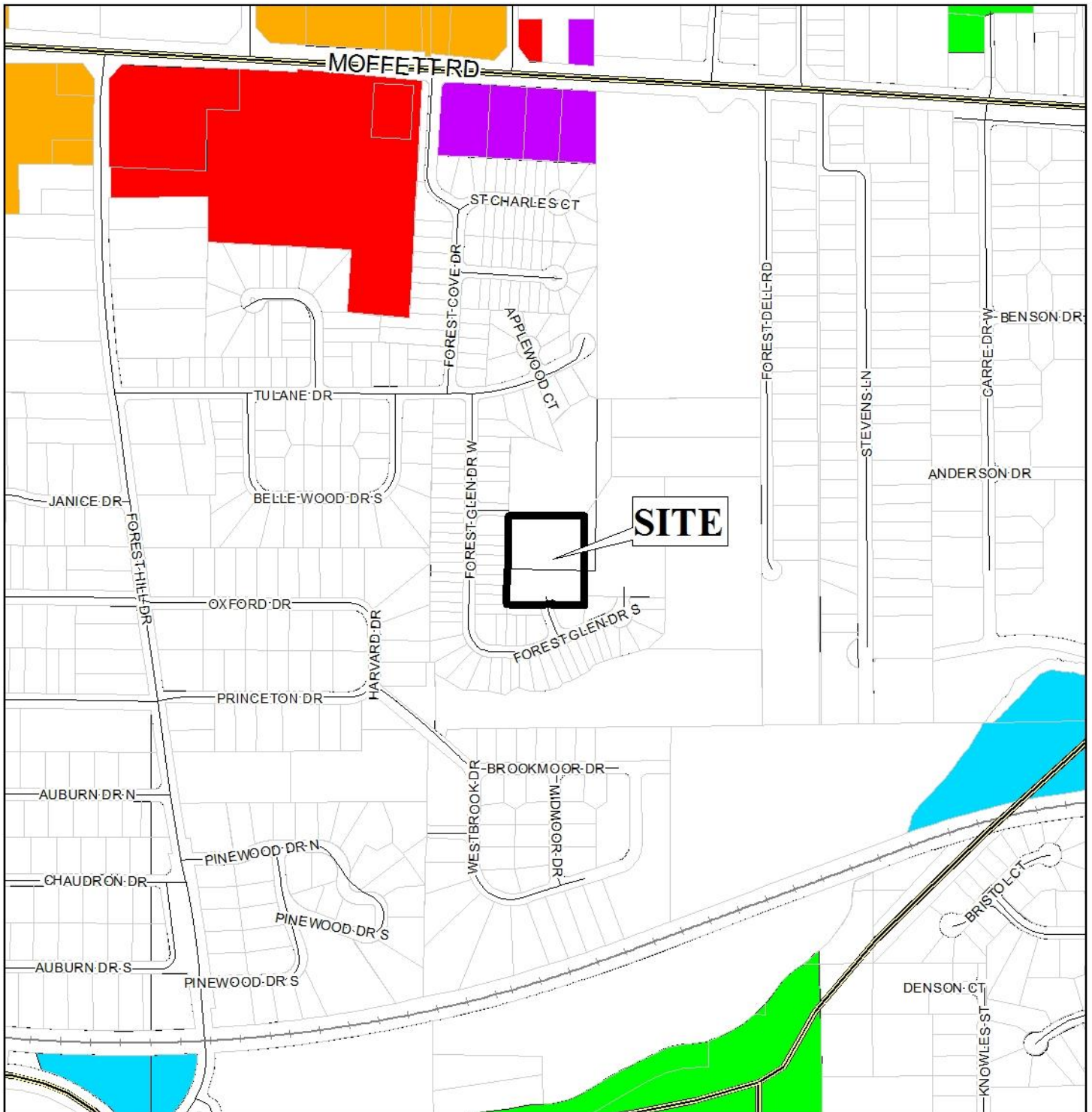
# LOCATOR MAP



APPLICATION NUMBER 1 DATE March 9, 2017  
 APPLICANT Forest Hill Woods Subdivision, Resubdivision of Lot 2  
 REQUEST Subdivision



# LOCATOR ZONING MAP

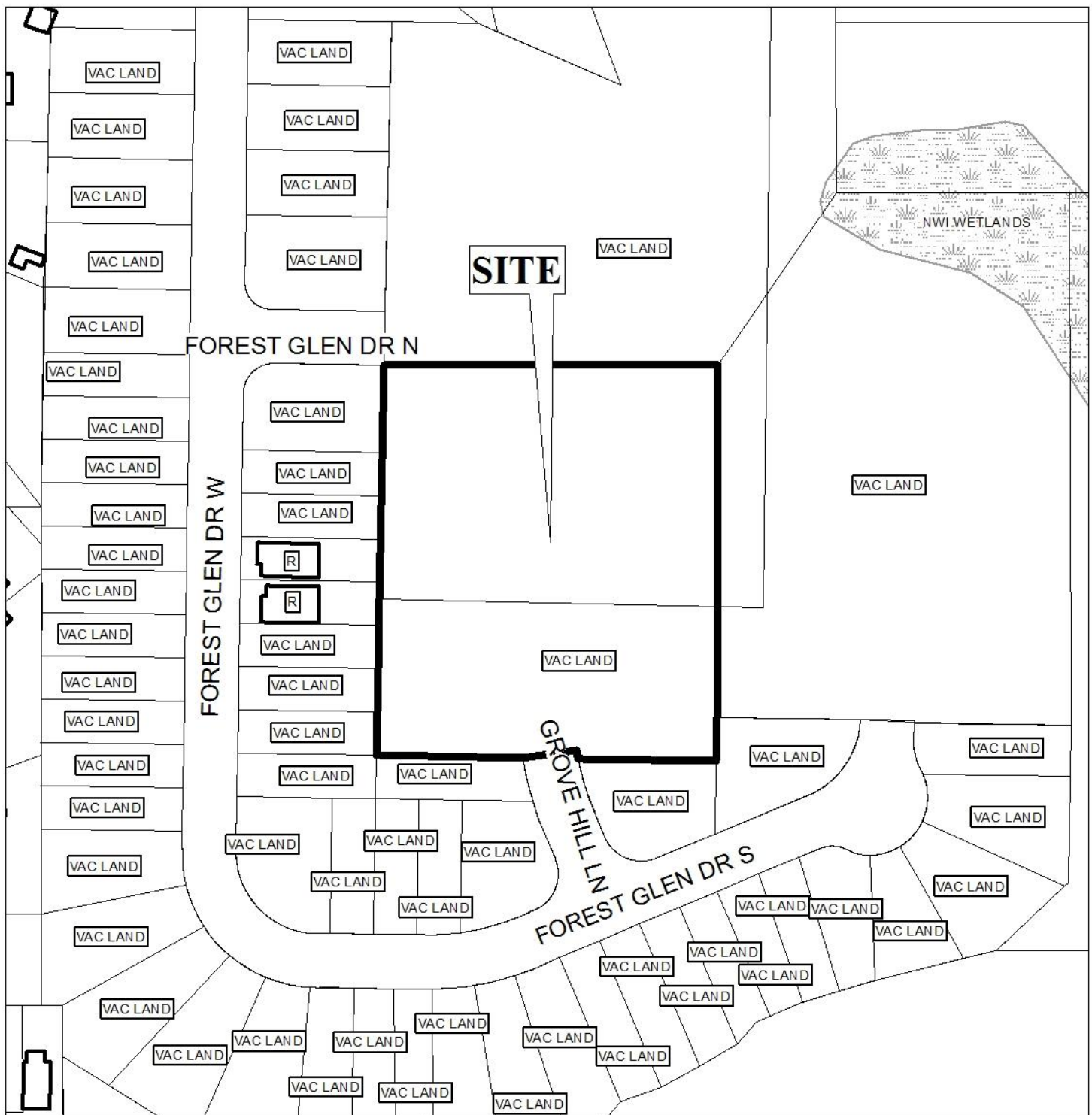


APPLICATION NUMBER 1 DATE March 9, 2017  
APPLICANT Forest Hill Woods Subdivision, Resubdivision of Lot 2  
REQUEST Subdivision





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APPLICATION NUMBER 1 DATE March 9, 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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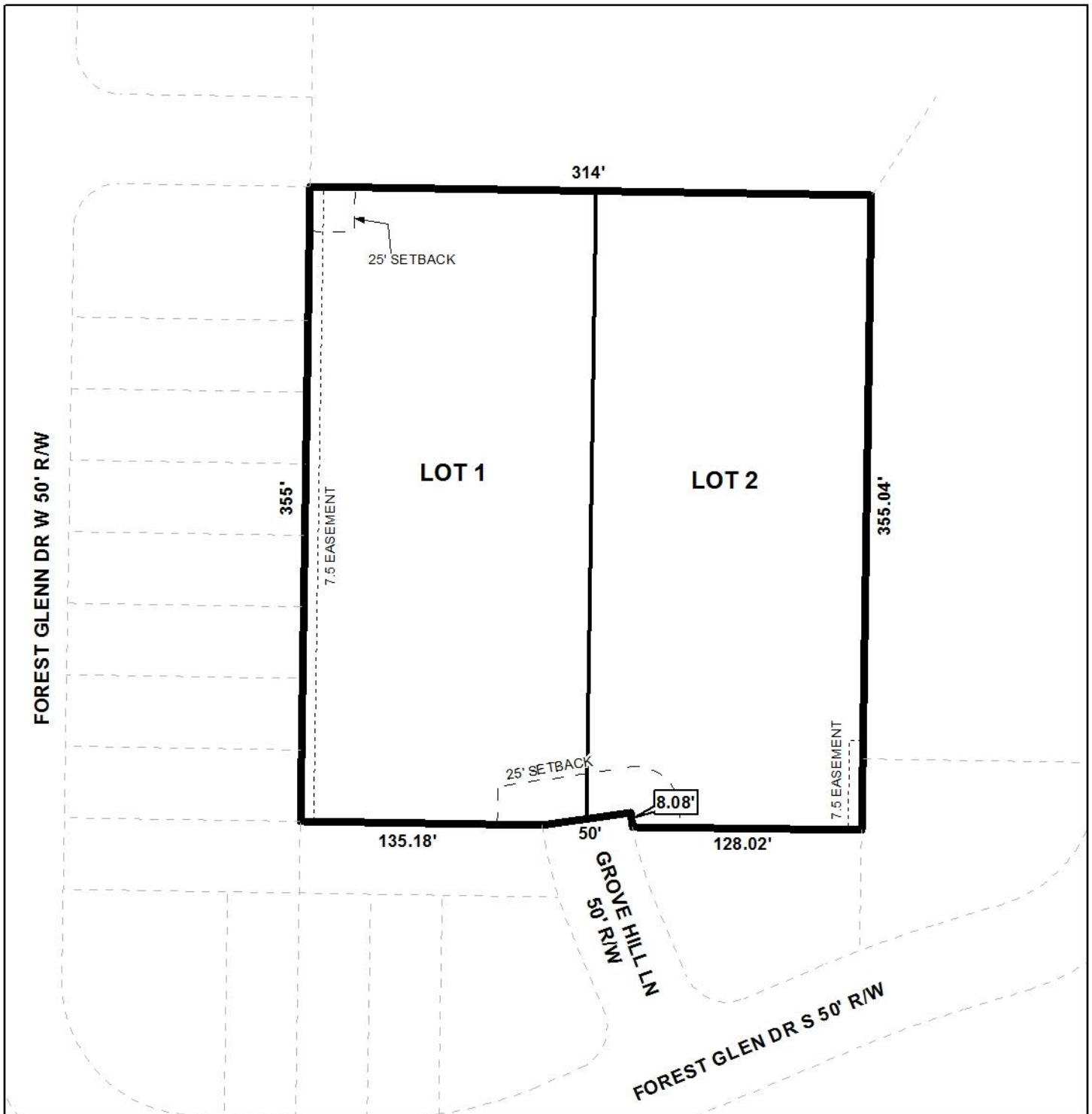


APPLICATION NUMBER 1 DATE March 9, 2017





# DETAIL SITE PLAN



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