

THE HILLHOUSE LITE 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. Provide a written legal description and matching bearing and distance labels for the proposed subdivision boundary. It should not include property that is not included in the proposed subdivision.
- D. Provide the bearing and distance for the portion of the subdivision boundary that follows the eastern line of LOT 2.
- E. Provide additional information for the SE corner of LOT 2. What is set or found at the corner?
- F. Label the different lines along the east subdivision boundary line.
- G. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage and square feet.
- H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #76) LOTS 1 and 2 will 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) as follows: LOT 1 – 2,500 sf and LOT 2 – NONE.
- I. 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.

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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

The preliminary plat illustrates the proposed two (2) lot, 0.7± acre subdivision located on the Southwest corner of Cottage Hill Road and Farnell Lane, within Council District 5. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create two (2) legal lots of records from one (1) metes-and-bounds parcel.

The site has been given a Low Density Residential (LDR) land use designation, per the Future Land Use Plan and Map adopted 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 network of meandering suburban streets. The density in these districts ranges between 0 and 6 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 cases 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.

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 proposed subdivision has frontage on Cottage Hill Road, a major collector street without curb-and-gutter requiring a 60-foot right-of-way, and Farnell Lane, a minor street with curb-and-gutter requiring a 50-foot right-of-way. The preliminary plat depicts a 60-foot right-of-way along Cottage Hill Road at this location, which is sufficient according to the Major Street Plan. A 50-foot right-of-way is depicted along Farnell Lane and is also sufficient. As such, no additional

dedication should be required. As on the preliminary plat, the right-of-way widths of Cottage Hill Road and Farnell Lane should be retained on the Final Plat, if approved.

The plat should be revised to illustrate dedication of the corner radius at Cottage Hill Road and Farnell Lane, per Section V.D.6 of the Subdivision Regulations.

The preliminary plat submitted illustrates the 25-foot minimum building setback line along both Cottage Hill Road and Farnell Lane, which meets the minimum requirements of Section V.D.9 of the Subdivision Regulations. If approved, this information should be retained on the Final Plat.

Both lots exceed the minimum size requirements of the Subdivision Regulations, and the lot sizes are provided in square feet and acres on the Preliminary Plat. This information should be retained on the Final Plat, if approved.

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. If approved, a note should be required on the Final Plat stating these comments.

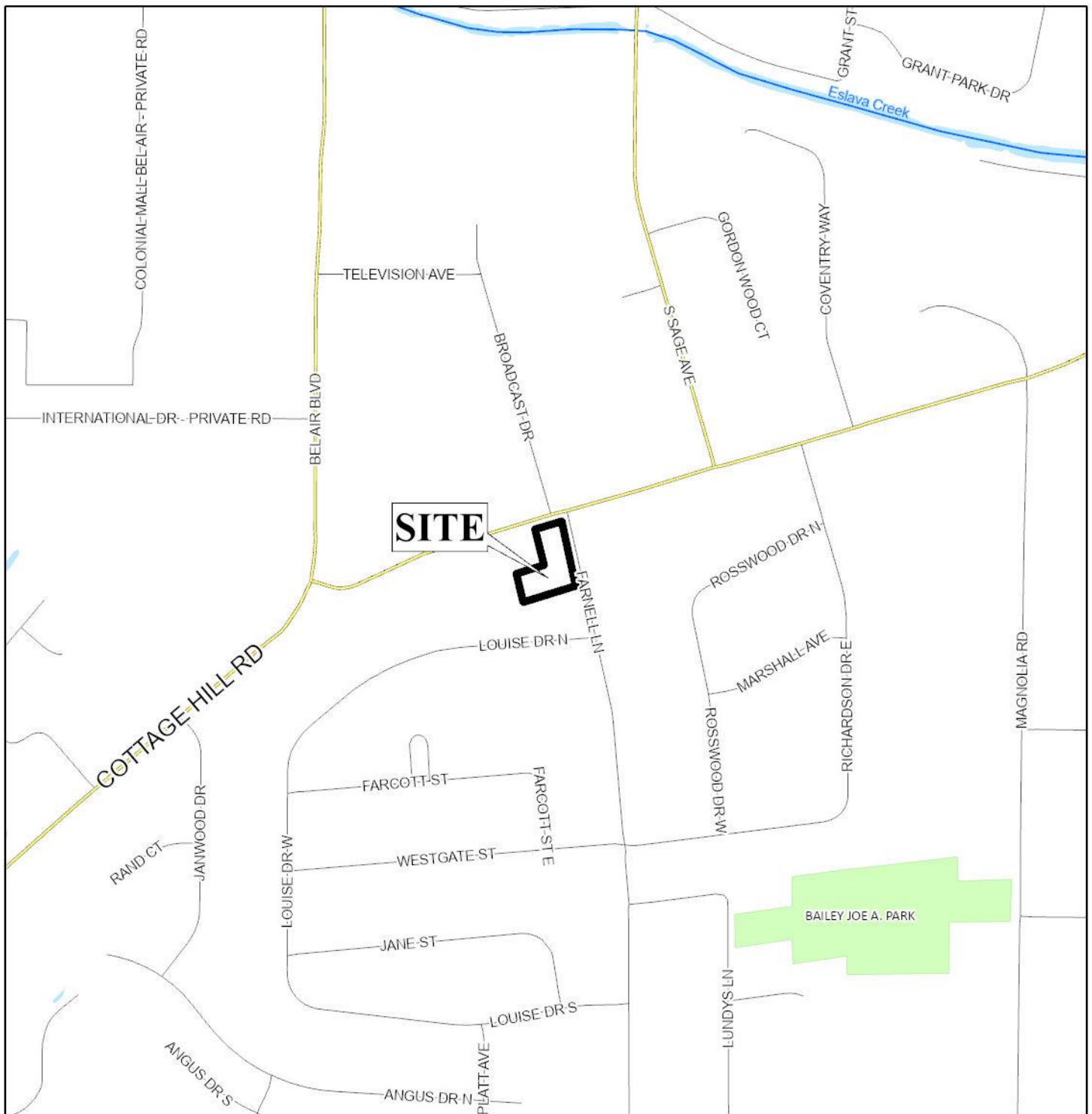
The preliminary plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) Retention of the right-of-way widths of Cottage Hill Road and Farnell Lane on the Final Plat;
- 2) Dedication of the corner radius at the intersection of Cottage Hill Road and Farnell Lane, per Section V.D.6.;
- 3) Retention of the 25-foot minimum building setback line along Cottage Hill Road and Farnell Lane, per Section V.D.9.;
- 4) Retention of the lot sizes in square feet and acres on the Final Plat;
- 5) 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. Provide a written legal description and matching bearing and distance labels for the proposed subdivision boundary. It should not include property that is not included in the proposed subdivision. D. Provide the bearing and distance for the portion of the subdivision boundary that follows the eastern line of LOT 2. E. Provide additional information for the SE corner of LOT 2. What is set or found at the corner? F. Label the different lines along the east subdivision boundary line. G. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage and square feet. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #76) LOTS 1 and 2 will 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) as follows: LOT 1 – 2,500 sf and LOT 2 – NONE. I.*

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- 6) 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.);*
- 7) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
- 8) Compliance with the 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).*

LOCATOR MAP



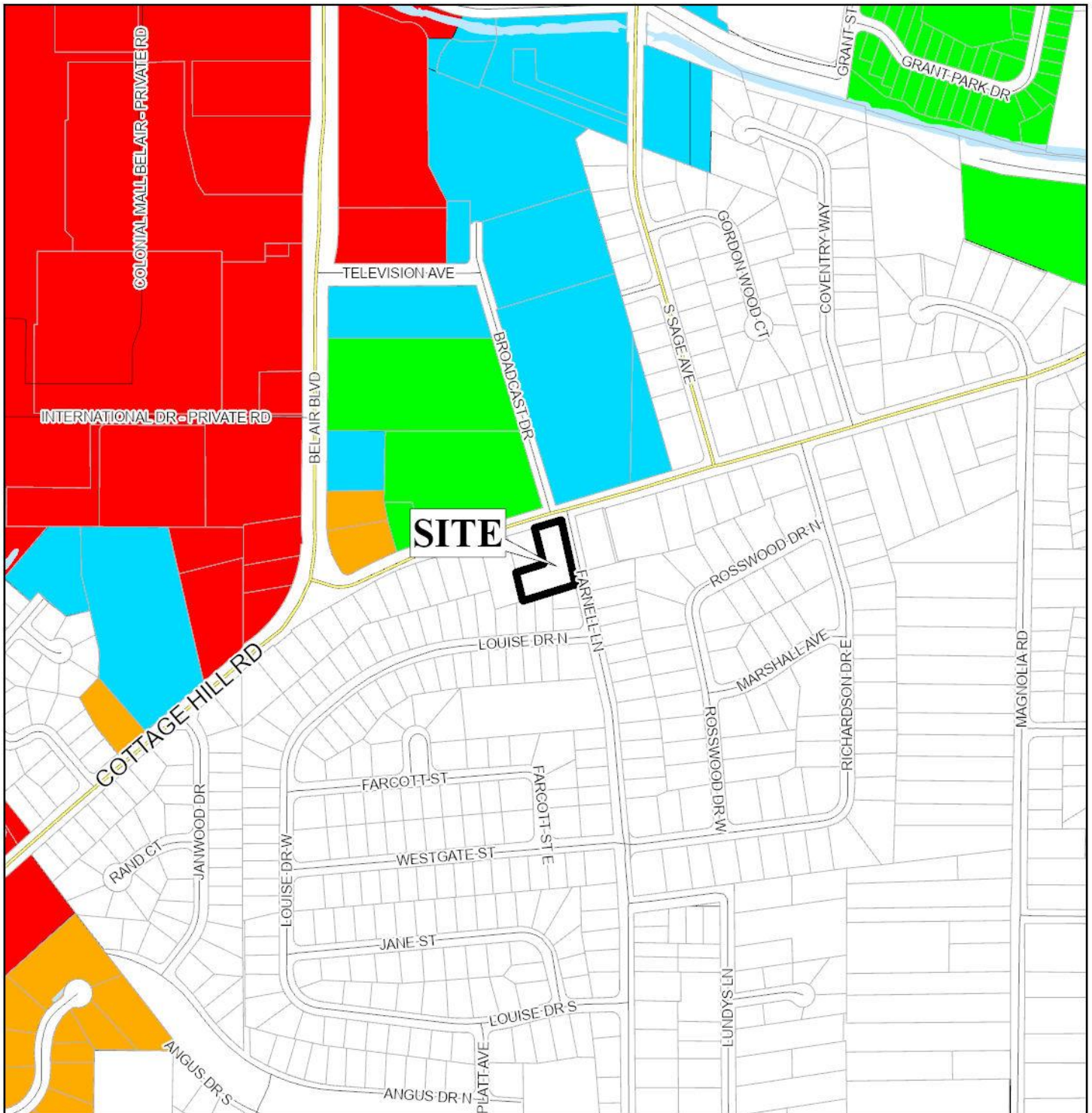
APPLICATION NUMBER 2 DATE December 15, 2022

APPLICANT The Hillhouse Lite Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



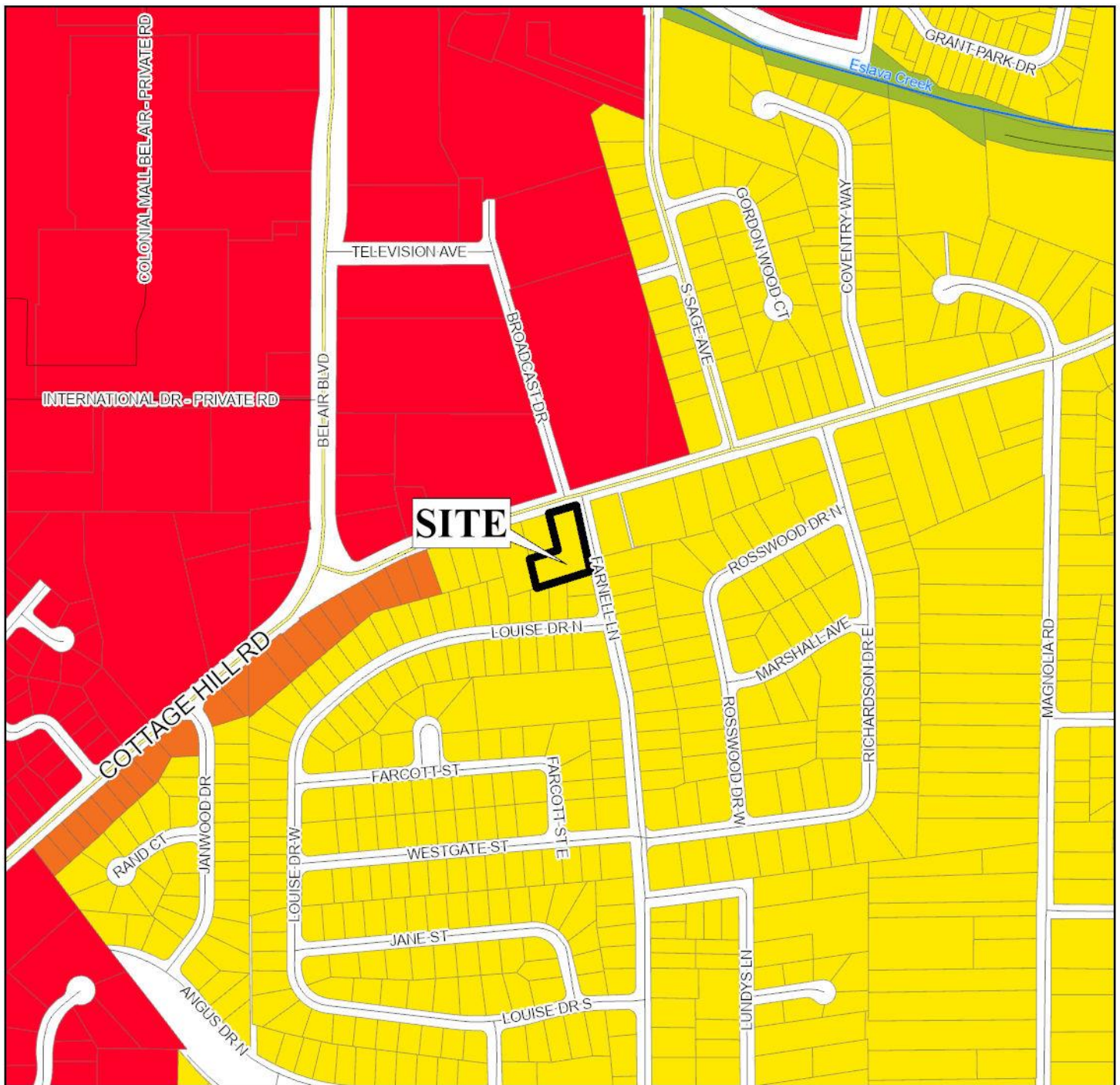
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APPLICANT The Hillhouse Lite Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE December 15, 2022

APPLICANT The Hillhouse Lite Subdivision

REQUEST Subdivision

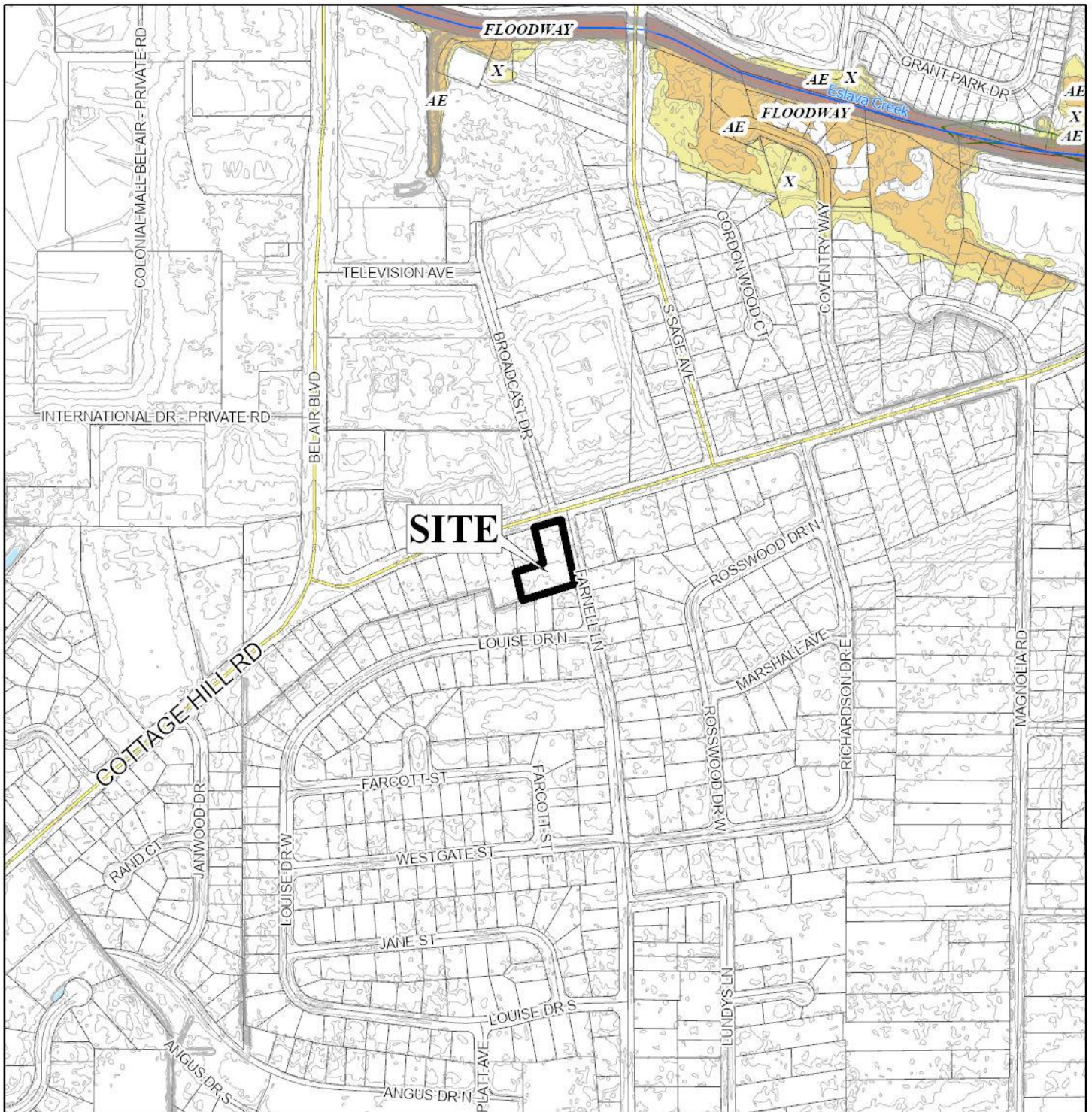
Layer2

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



NTS

ENVIRONMENTAL LOCATOR MAP



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 APPLICANT The Hillhouse Lite Subdivision
 REQUEST Subdivision



THE HILLHOUSE LITE 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



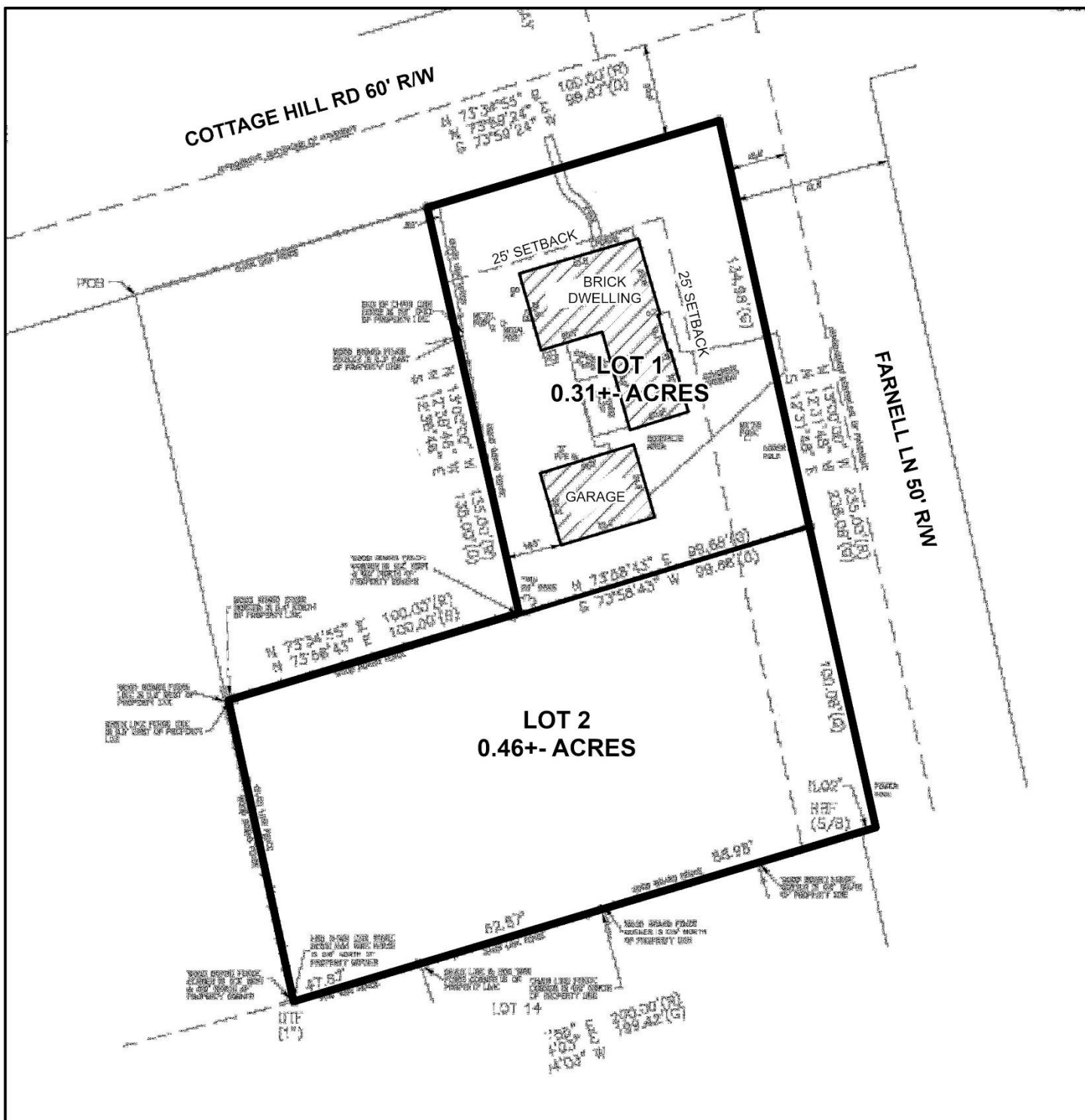
SUBDIVISION



APPLICATION NUMBER 2 DATE December 15, 2022



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE December 15, 2022
 APPLICANT The Hillhouse Lite Subdivision
 REQUEST Subdivision



