

HILLTOP SUBDIVISION, FIRST ADDITION TO, RESUBDIVISION OF LOT 1, BLOCK "A"

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 a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #73) LOT A will receive 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 A – 2,500 sf.
- C. Add a note 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.
- D. Add a note that the approval of all applicable federal, state, and local agencies (including ll storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- E. 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.
- F. Add a note that all existing and 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.
- G. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- H. 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 (2021 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 1 lot, 0.3± acre subdivision located at the Southeast corner of Cosgrove Drive and Norden Drive South, 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 modify the minimum setback line along Norden Drive South on a legal lot of record.

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 Low Density Residential 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.

Regarding the proposed subdivision, the applicant states:

The subject property is located at the southeast corner of Cosgrove Drive and South Norden Drive. The existing dwelling faces Cosgrove Drive, which is the primary frontage. The driveway entrance and carport are located on the South Norden Drive side of the lot. As is evident from the drawing, the existing dwelling was not constructed parallel with either road frontage. The dwelling is positioned on the lot with a slight rotation.

The owner desires to close in the carport and an additional 8 feet east of the carport to increase the living space of the dwelling. Additionally, a single-car carport and a single-car garage are proposed to be constructed east of the new living space. The proposed additions, extending eastward from the northeast corner of the dwelling, will violate the 25-foot minimum building setback due to the rotated position of the dwelling on the lot.

The purpose of this subdivision application is to modify the 25-foot minimum building setback to be a 20-foot minimum building setback on the South Norden Drive side of the lot.

The proposed site has frontage on Cosgrove Drive, a minor street with curb-and-gutter requiring a 50-foot right-of-way, and Norden Drive South, a minor street with curb-and-gutter requiring a 50-foot right-of-way. The preliminary plat illustrates an existing compliant 50-foot right-of-way for both streets at this location; thus, no additional dedication is required. As on the preliminary plat, the right-of-way widths of Cosgrove Drive and Norden Drive South should be retained on the Final Plat, if approved.

The preliminary plat submitted indicates an existing 25-foot minimum building setback line along Cosgrove Drive, which meets the minimum building setback line required by Section V.D.9 of the Subdivision Regulations. The preliminary plat submitted illustrates a 20-foot minimum building setback line along Norden Drive South as allowed by 64-4.D.3. of the Zoning Ordinance, as it is the side street for the subject site. If approved, the 25-foot minimum building setback lines along Cosgrove Drive should be retained on the Final Plat. With a waiver of Section V.D.9 of the Subdivision Regulations, the 20-foot minimum building setback line along Norden Drive South should be illustrated on the Final Plat.

The lot exceeds the minimum size requirements of the Subdivision Regulations, and the lot size should be retained in square feet and acres on the Final Plat, if approved.

There is a 7.5-foot drainage and utility easement illustrated along the East property line of the proposed subdivision. If approved, a note should be placed on the Final Plat stating that no structures shall be constructed in any easement without permission of the easement holder.

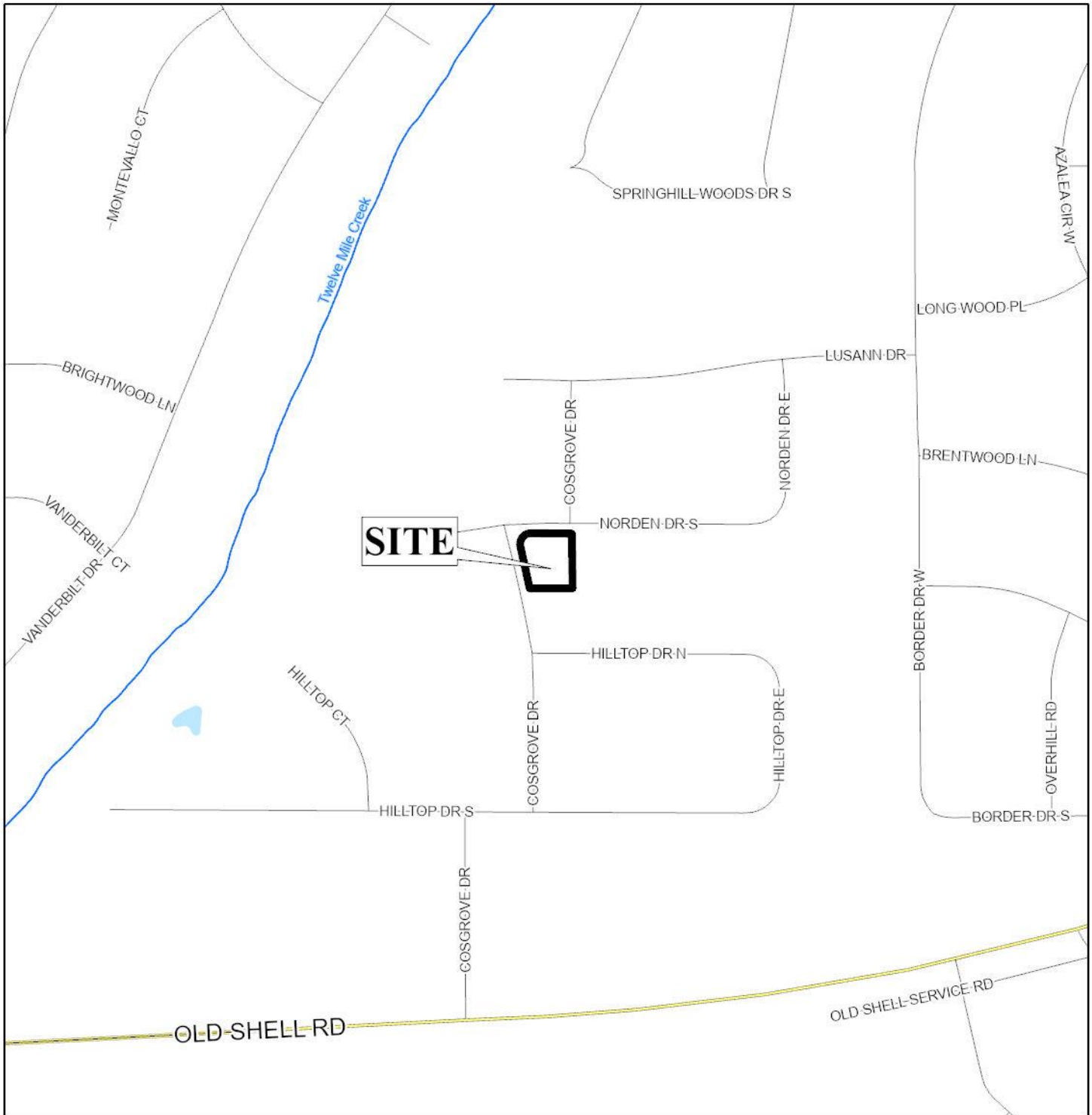
As per the Traffic Engineering comments, the driveway number, size, location, and design are to be approved by Traffic Engineering and conform to AASHTO standards. If approved, a note should be required on the Final Plat stating these comments.

With a waiver of Section V.D.9. of the Subdivision Regulations, the submitted 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 Cosgrove Drive and Norden Drive South on the Final Plat;
- 2) Retention of the 25-foot minimum building setback line along Cosgrove Drive;
- 3) Placement of a note on the Final Plat illustrating a 20-foot setback along Norden Drive South;
- 4) Retention of the lot sizes in square feet and acres on the Final Plat;
- 5) Placement of a note on the Final Plat stating that no structure shall be constructed in any easement without permission of the easement holder;
- 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. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #73) LOT A will receive 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 A – 2,500 sf. C. Add a note 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. D. Add a note 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. E. 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. F. Add a note that all existing and 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. G. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. H. 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.*
- 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 [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*

- 9) 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 (2021 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 3 DATE February 15, 2023

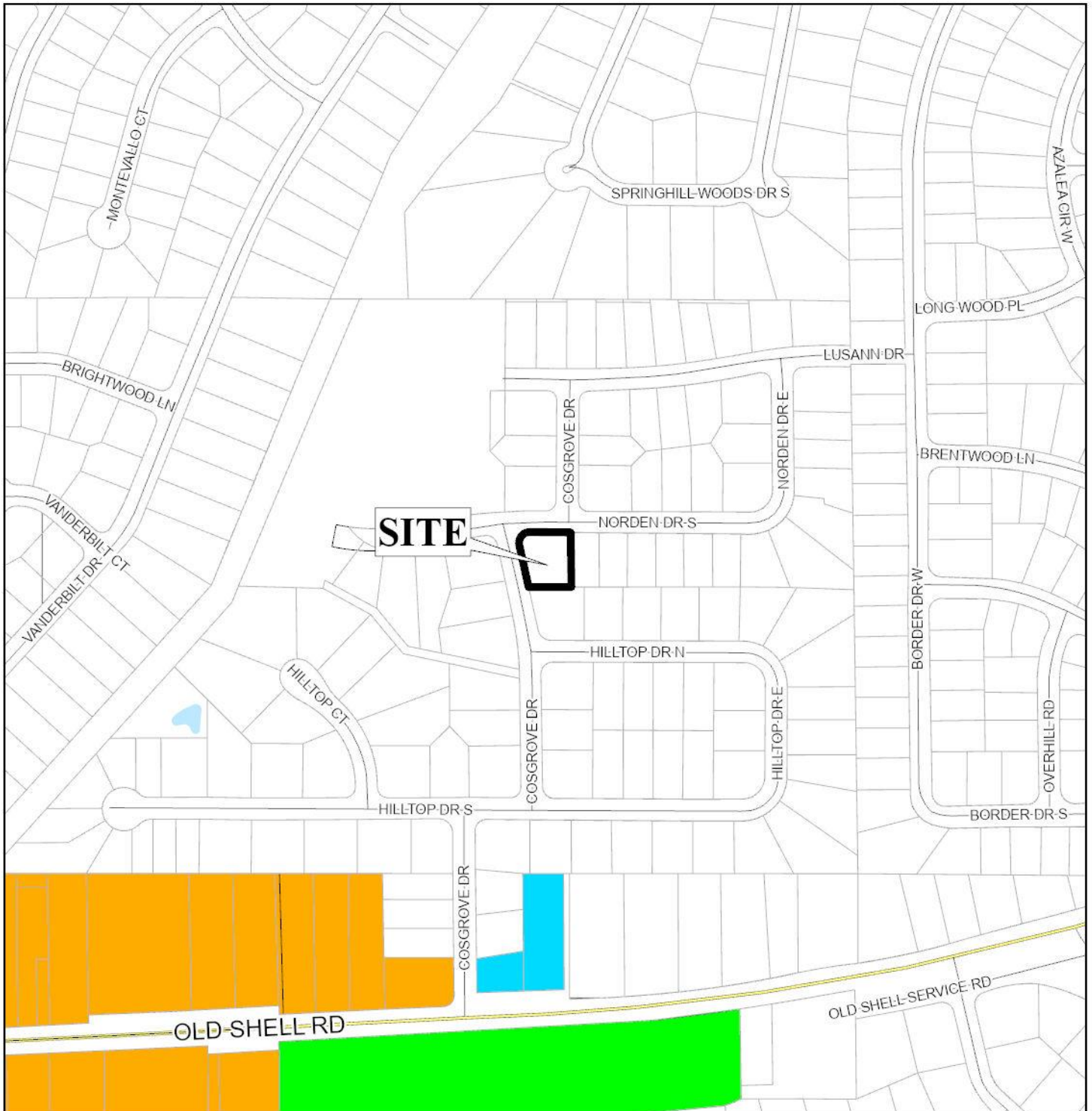
APPLICANT Hilltop Subdivision, First Addition to, Resubdivision of Lot 1, Block "A"

REQUEST Subdivision



NTS

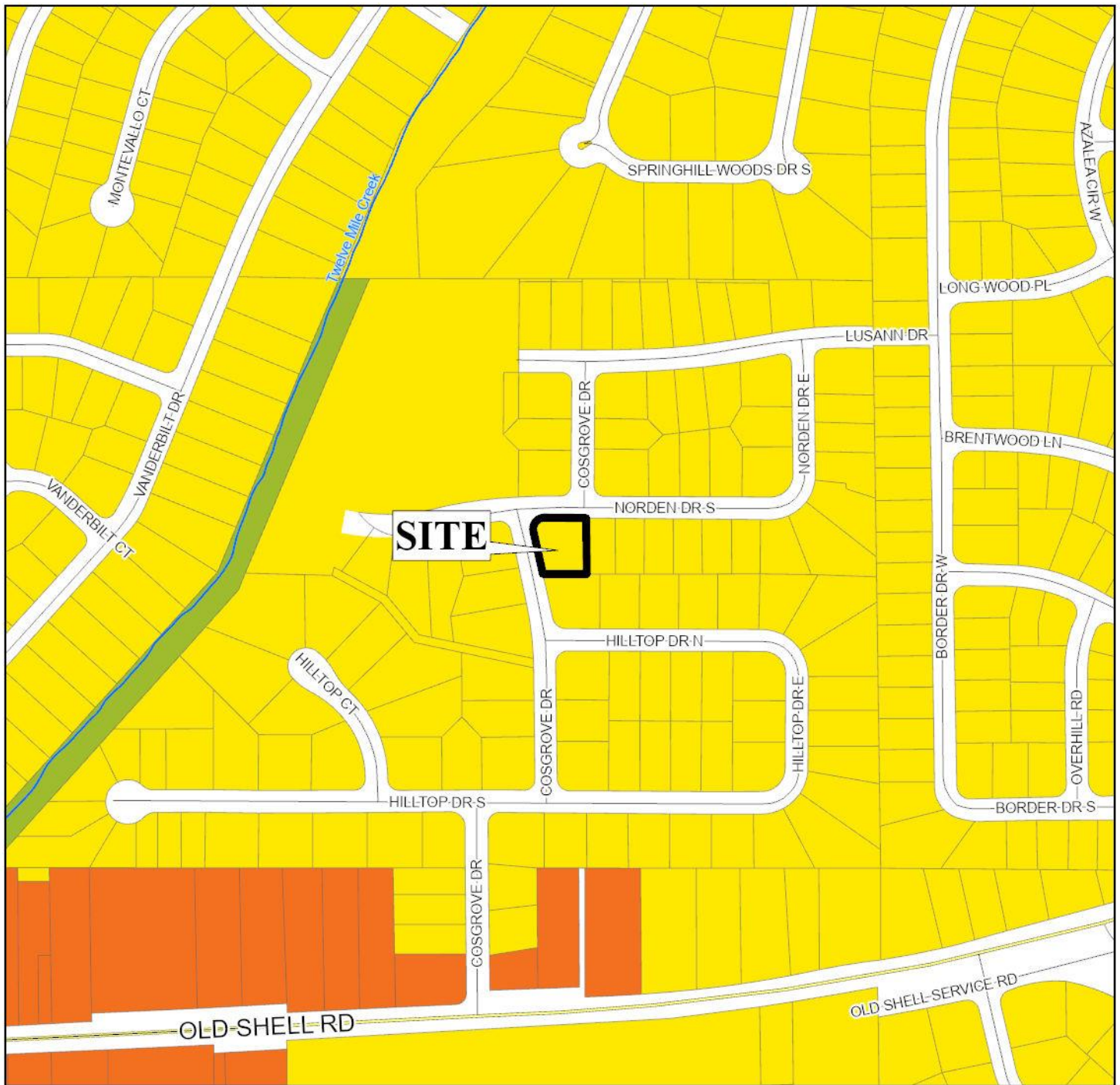
LOCATOR ZONING MAP



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REQUEST Subdivision



FLUM LOCATOR MAP



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APPLICANT Hilltop Subdivision, First Addition to, Resubdivision of Lot 1, Block "A"

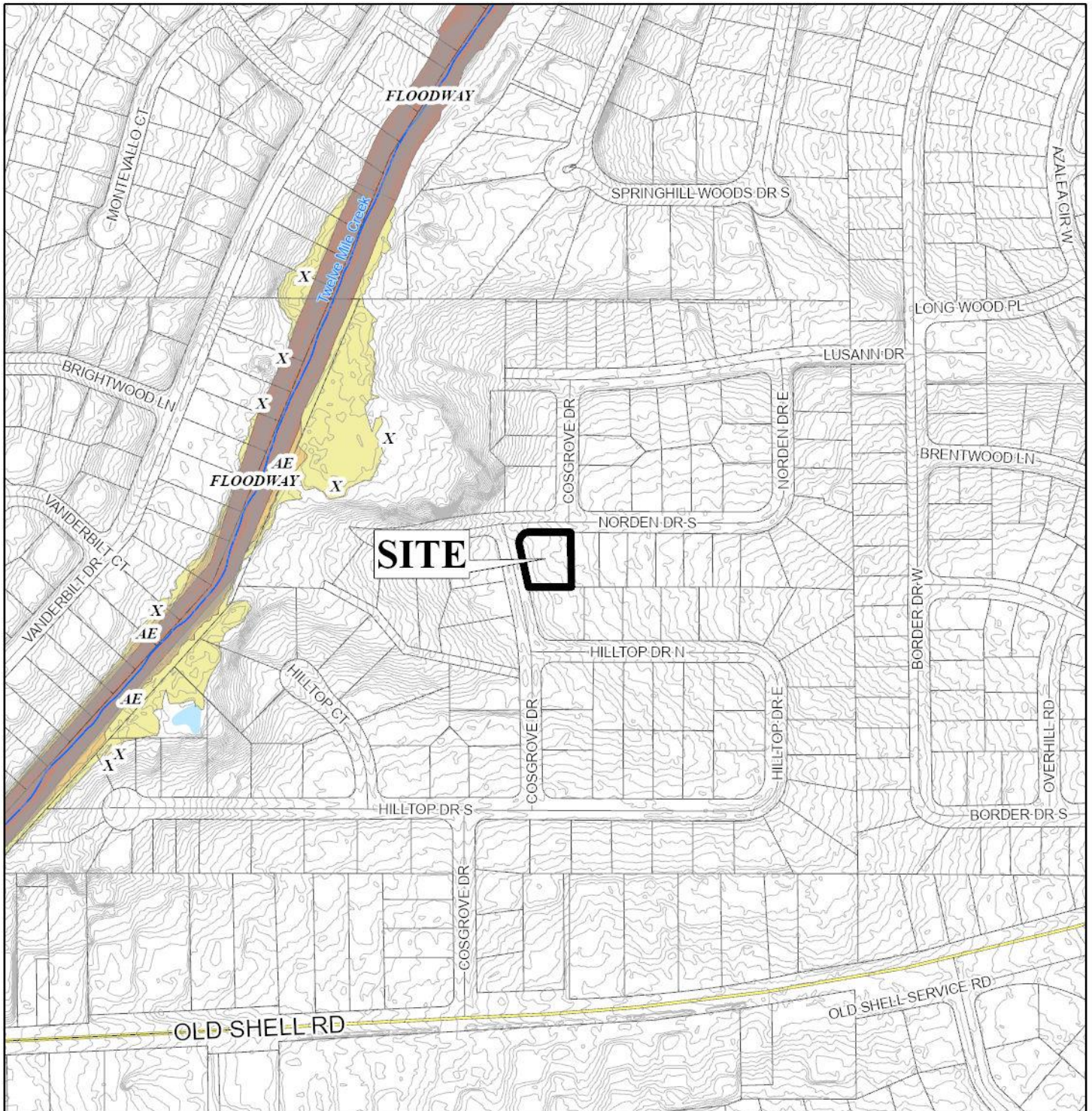
REQUEST Subdivision

Layer2

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

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ENVIRONMENTAL LOCATOR MAP



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 APPLICANT Hilltop Subdivision, First Addition to, Resubdivision of Lot 1, Block "A"
 REQUEST Subdivision



HILLTOP SUBDIVISION, FIRST ADDITION TO, RESUBDIVISION OF LOT 1, BLOCK "A"



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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 |



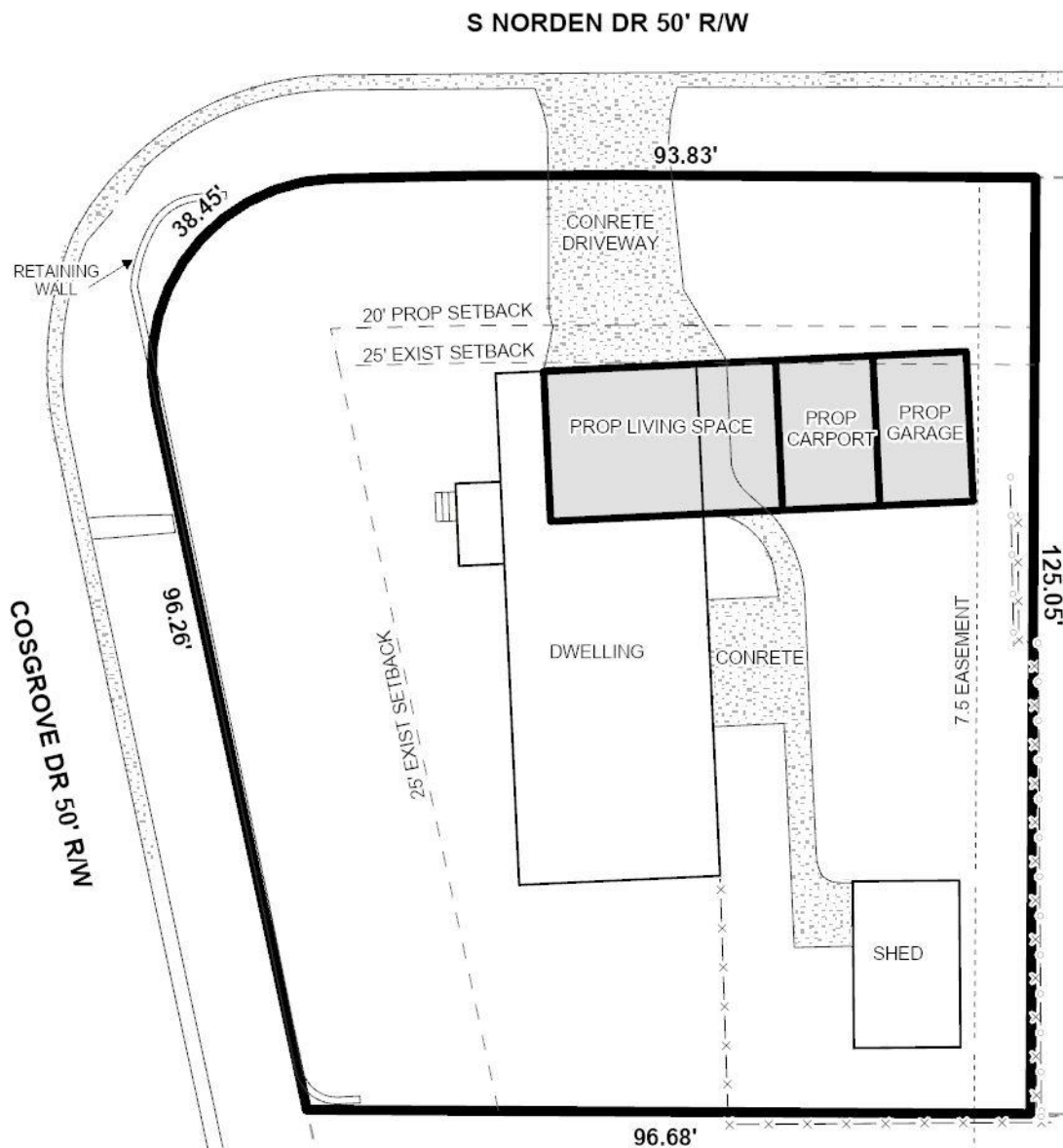
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APPLICATION NUMBER 3 DATE February 15, 2023



DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE February 15, 2023

APPLICANT Hilltop Subdivision, First Addition to, Resubdivision of Lot 1, Block "A"

REQUEST Subdivision

