

SHERIDAN 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 the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. 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.
- E. 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.
- F. 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.
- G. Add a note to the plat stating that all 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.
- H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- 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 red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: Each lot is limited to one curb cut to Spring Hill Avenue with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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 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).

MAWSS Comments: No comments.

The plat illustrates the proposed 2-lot, 1.4±-acre subdivision located at the South side of Spring Hill Avenue, 250'± West of North McGregor Avenue, in Council District 7. The applicant states the site is served by public water and sanitary sewer systems.

Proposed Lot 2 was the subject of a Subdivision Approval by the Planning Commission for a 1-lot subdivision at its October 2, 2014 meeting, but was neither presented to Staff for Final Approval, nor recorded in Mobile County Probate Court, thus the approval expired. The purpose of this application is to create two (2) legal lots from three (3) metes-and-bounds parcels.

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 site has been given a Mixed Commercial Corridor land use designation per the recently adopted Future Land Use Plan and Map. 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 land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. It includes a wide variety of retail, services and entertainment uses.

The Mixed Commercial Corridor designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern, or concentrated into shorter segments of a corridor.

Over time, new development and re-development in Mixed Commercial Corridors is encouraged to: raise design quality; improve connectivity to surrounding neighborhoods; improve streetscapes; and, improve mobility and accessibility for all users of the corridor.

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 on 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 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.

The proposed lots have frontage along Spring Hill Avenue, a major street with curb and gutter requiring a 100' right-of-way, per the recently adopted Major Street Plan. The preliminary plat illustrates a 70' right-of-way and should, therefore, if approved, be revised to provide dedication 50' from the centerline of Spring Hill Avenue.

The lots meet the minimum size requirements for lots served by public water and sanitary sewer systems, and are appropriately labeled in square-feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved, or provision of a table on the Final Plat providing the same information adjusted for dedication.

As a means of access management, a note should be placed on the Final Plat, if approved, stating each lot is limited to one (1) curb cut, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards.

The 25' minimum building setback line is illustrated along Spring Hill Avenue, in compliance with Section V.D.9. of the Subdivision Regulations, and should be retained on the Final Plat, if approved, and adjusted for dedication.

It should be noted that, as a result of dedication, the existing structure on proposed Lot 2 may encroach on the adjusted 25' minimum building setback by 10'±, and should be considered non-conforming as a result of the Subdivision request, if approved. However, all future construction must meet the minimum setback requirements of both the Subdivision Regulations and the Zoning Ordinance.

It should also be noted that building permits for the expansion of the existing structure on the proposed Lot 2 (issued in 2014) are incomplete and require final inspections for occupancy. The applicant should coordinate with the Central Permitting and Inspection Services Departments to obtain a Certificate of Occupancy for the building addition.

Finally, the development of proposed Lot 2 occurred before 1984 per aerial photographs, and is potentially non-conforming in that it may have substandard off-street parking and substandard maneuvering for two-way traffic circulation. The Zoning Ordinance requires Variance Approval for substandard off-street parking and substandard maneuvering for two-way traffic circulation. While the site in its current configuration may be considered legally non-conforming, further development of Lot 2 may require approval from the Board of Zoning Adjustment.

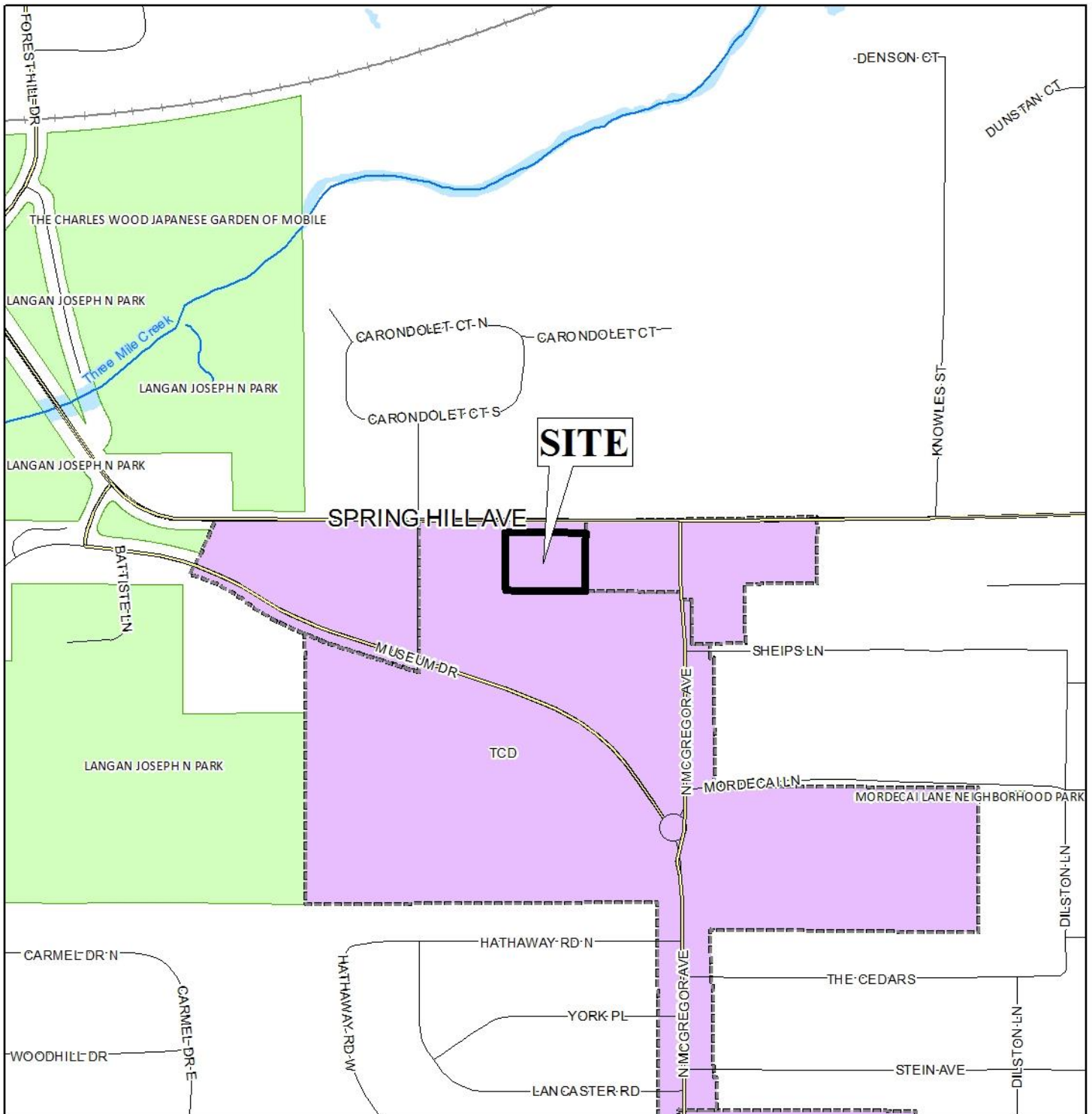
Based on the preceding the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to illustrate dedication sufficient to provide 50' from the centerline of Spring Hill Avenue;
- 2) retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table on the Final Plat providing the same information, either should be adjusted for dedication;
- 3) retention of the 25' minimum building setback line along Spring Hill Avenue, adjusted for dedication;
- 4) 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. Provide and label the monument set or found at each subdivision corner. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. 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. F. 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. G. Add a note to the plat stating that all 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. H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. 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 red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);

- 5) placement of a note on the Final Plat stating the following Traffic Engineering comments: (Each lot is limited to one curb cut to Spring Hill Avenue with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.);
- 6) 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).);
- 7) compliance with 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).);
- 8) completion of the building permits for the expansion of the existing building on Lot 2;
- 9) completion of the Subdivision process prior to any requests for new construction; and,
- 10) compliance with all applicable Codes and Ordinances.

LOCATOR MAP



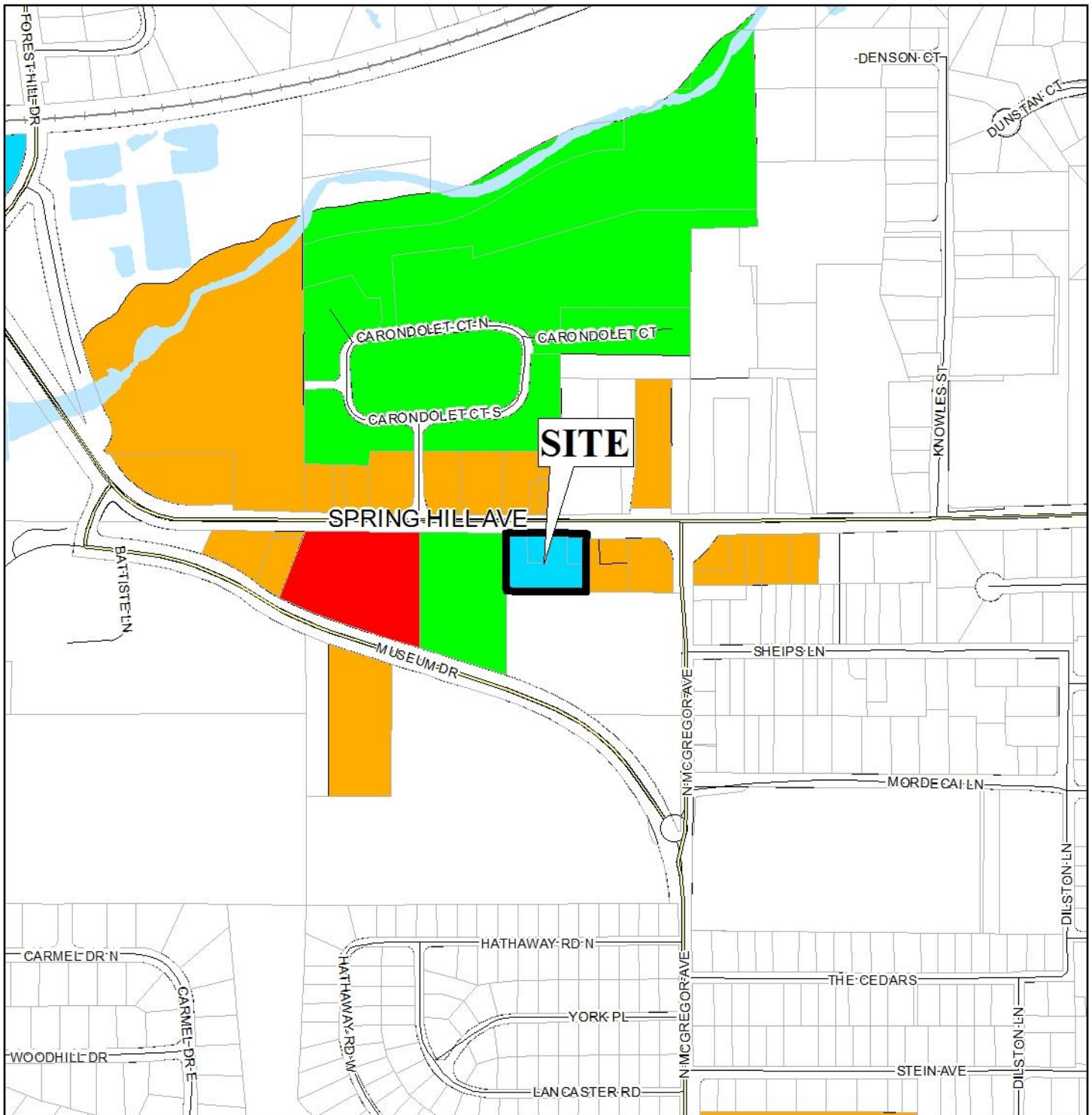
APPLICATION NUMBER 3 DATE October 4, 2018

APPLICANT Sheridan Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



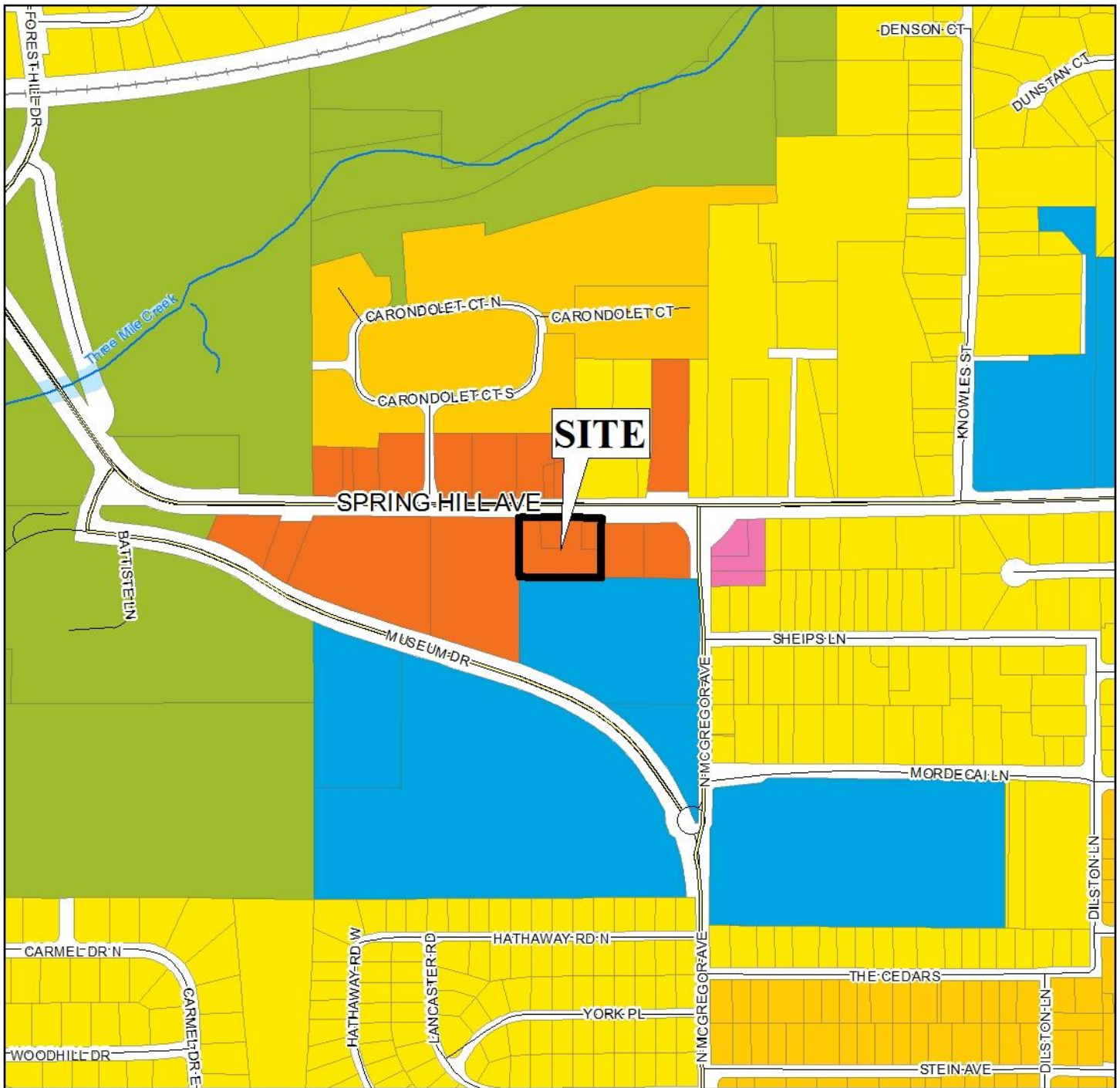
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APPLICANT Sheridan Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE October 4, 2018

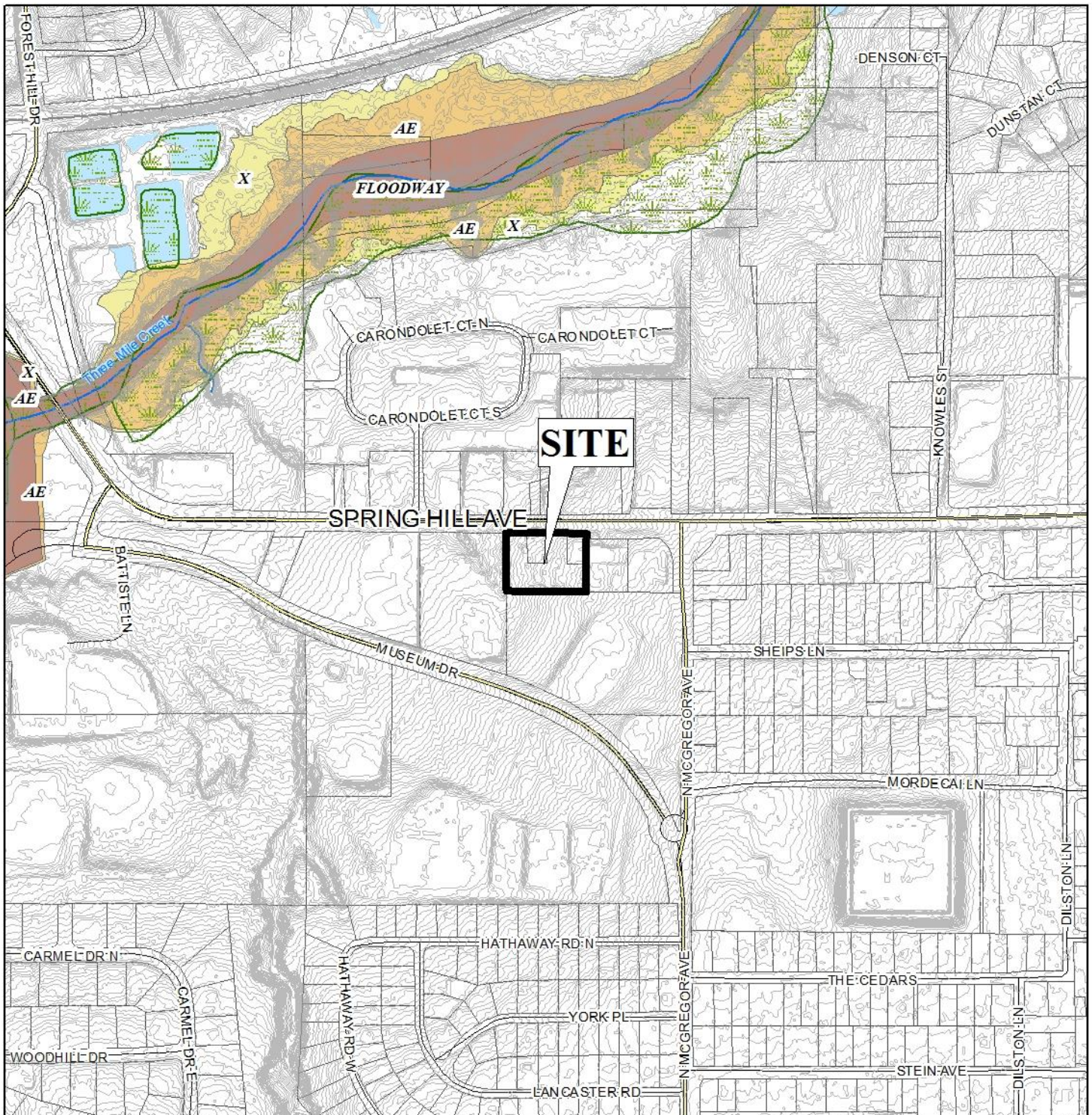
APPLICANT Sheridan Subdivision

REQUEST Subdivision

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



ENVIRONMENTAL LOCATOR MAP



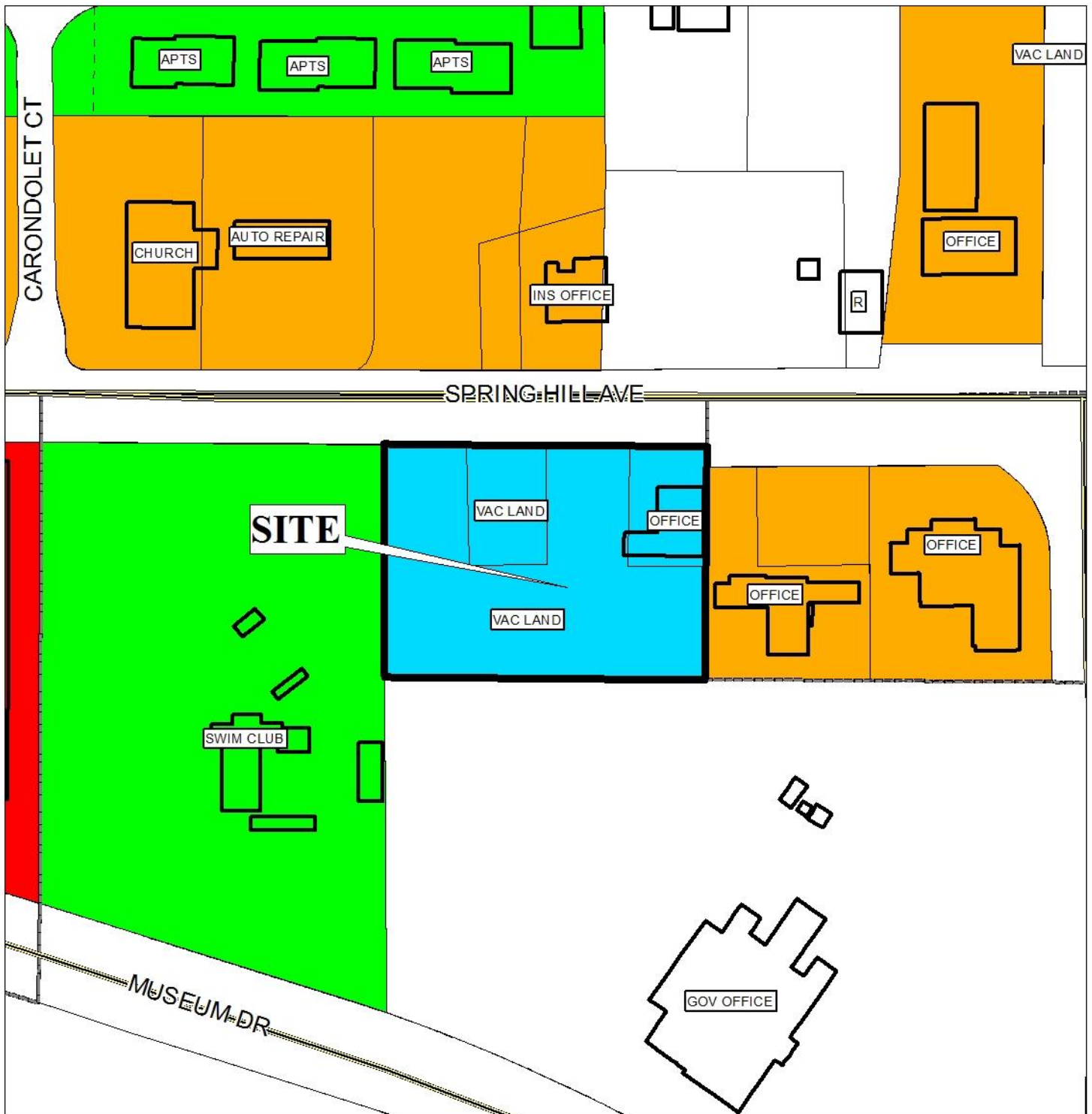
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APPLICANT Sheridan Subdivision

REQUEST Subdivision



SHERIDAN 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



SHERIDAN SUBDIVISION

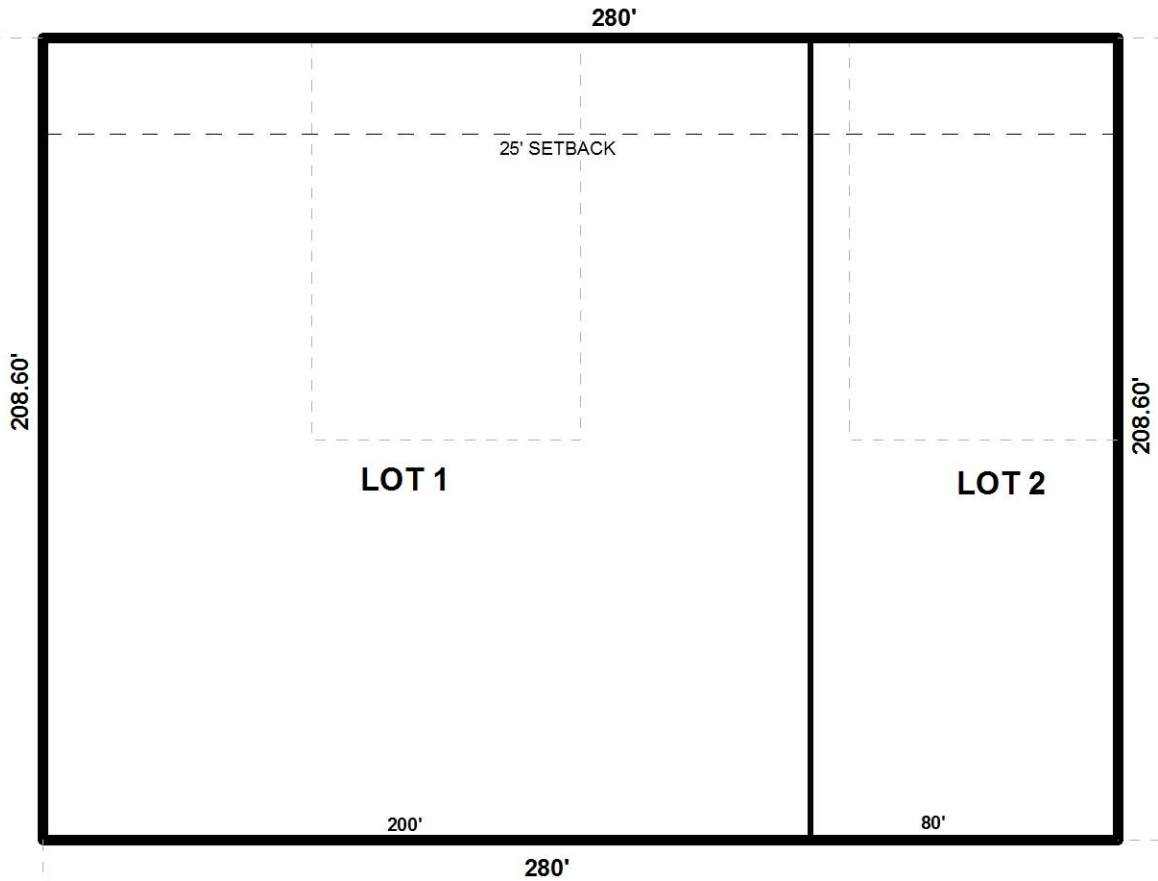


APPLICATION NUMBER 3 DATE October 4, 2018



DETAIL SITE PLAN

SPRINGHILL AVE EXT 70' R/W



APPLICATION NUMBER 3 DATE October 4, 2018

APPLICANT Sheridan Subdivision

REQUEST Subdivision



