

## **SHERMAN OAKS ON THE HILL 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, including the new lots.
- C. Add Mann Drive to the vicinity map.
- D. Provide the geometric data for the proposed cul-de-sac.
- E. Show and label the POC.
- F. Provide a bearing and distance for the northern leg of the proposed area to be dedicated to public ROW.
- G. Provide the acreage of the proposed ROW dedication.
- H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- I. Provide the Surveyor's Certificate.
- J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- K. Provide adequate drainage easements, if needed, for the outfall from the proposed detention pond.
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- Q. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- R. 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: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lots 1 & 10 are denied direct access to Spring Hill Avenue.

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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site 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).

The preliminary plat illustrates the proposed 10-lot, 3.1± acre subdivision which is located on the North side of Spring Hill Avenue, 105'± West of Mann Drive, 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 ten (10) legal lots of record from one (1) existing metes-and bounds parcel. All proposed lots meet the minimum size requirements of the Subdivision Regulations.

The site has been given a Low Density Residential (LDR) land use designation, per the Future Land Use Plan and Map, adopted on 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 case 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.

The site has frontage on Spring Hill Avenue, a component of the Major Street Plan, with a planned 100' right-of-way. The preliminary plat indicates a variable right-of-way width along the site frontage with 50' from centerline on the West side, then reducing to 35' from centerline from about the middle of the site to the East side. Dedication would be required to provide 50' from centerline along the entire site, and this is indicated on the preliminary plat. The plat should be revised to indicate a 25' minimum building setback line along all street frontages as measured from any required dedication along Spring Hill Avenue.

As on the preliminary plat, the lot and Common Area/Detention Pond size labels should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

The subdivision would contain a Common Area/Detention Pond. Therefore, a note should be required on the Final Plat stating that the maintenance of the Common Area/Detention Pond is the responsibility of the property owners.

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. Lots 1 & 10 are to be denied direct access to Spring Hill Avenue. A note should be required on the Final Plat stating these comments.

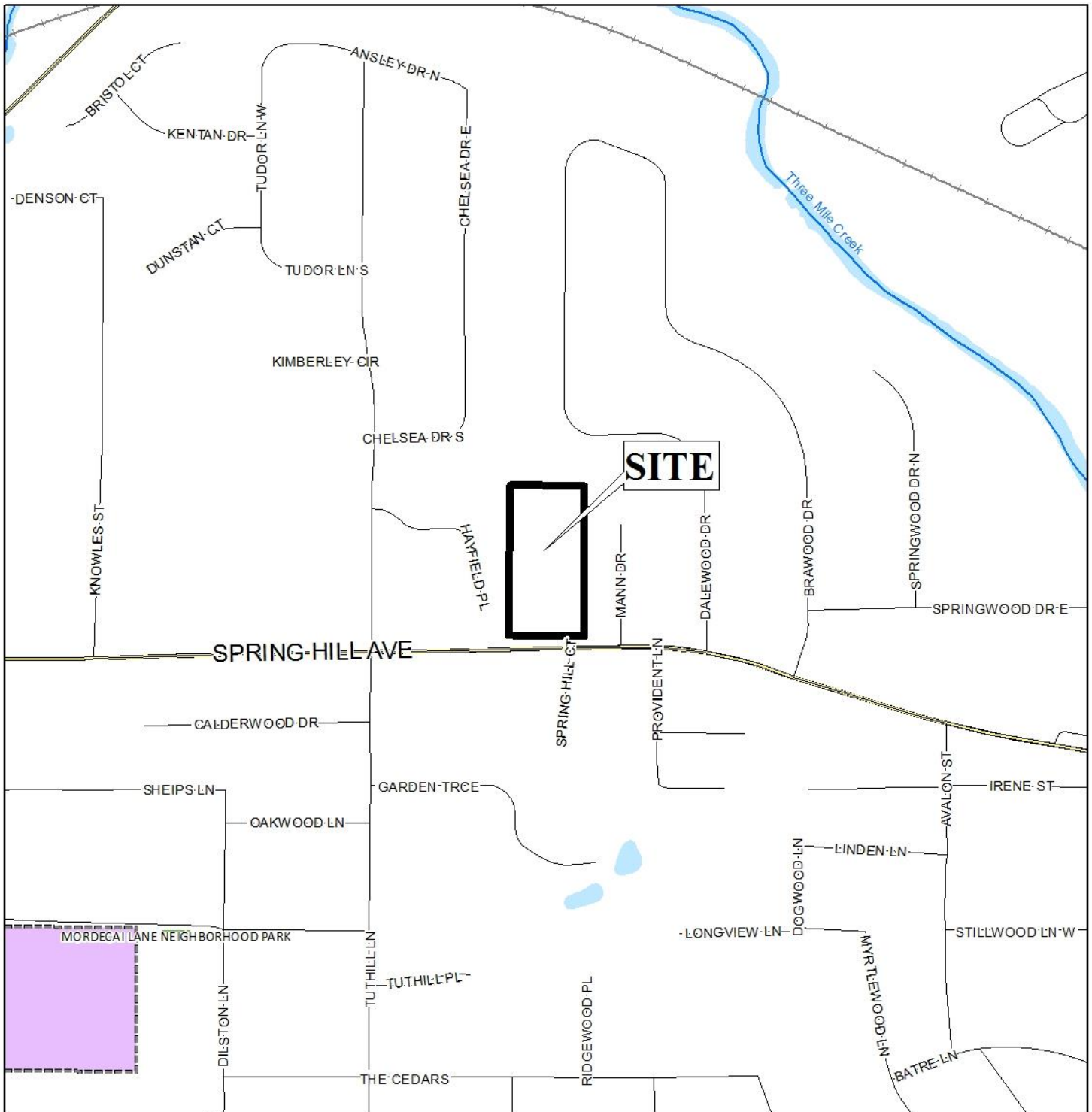
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) dedication sufficient to provide 50' from the centerline of Spring Hill Avenue along the entire frontage;
- 2) revision of the plat to illustrate a 25' minimum building setback line along all street frontages, as measured from any required dedication along Spring Hill Avenue;
- 3) retention of the lot and Common Area/Detention Pond size labels on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that the maintenance of the Common Area/Detention Pond is the responsibility of the property owners;
- 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, including the new lots. C. Add Mann Drive to the vicinity map. D. Provide the geometric data for the proposed cul-de-sac. E. Show and label the POC. F. Provide a bearing and distance for the northern leg of the proposed area to be dedicated to public ROW. G. Provide the acreage of the proposed ROW dedication. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide*

*the Surveyor's Certificate. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. Provide adequate drainage easements, if needed, for the outfall from the proposed detention pond. L. 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. M. 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. N. 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. O. 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. P. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. Q. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. R. 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.];*

- 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. Lots 1 & 10 are denied direct access to Spring Hill Avenue.);*
- 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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.]; and*
- 8) compliance with the 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).].*

# LOCATOR MAP



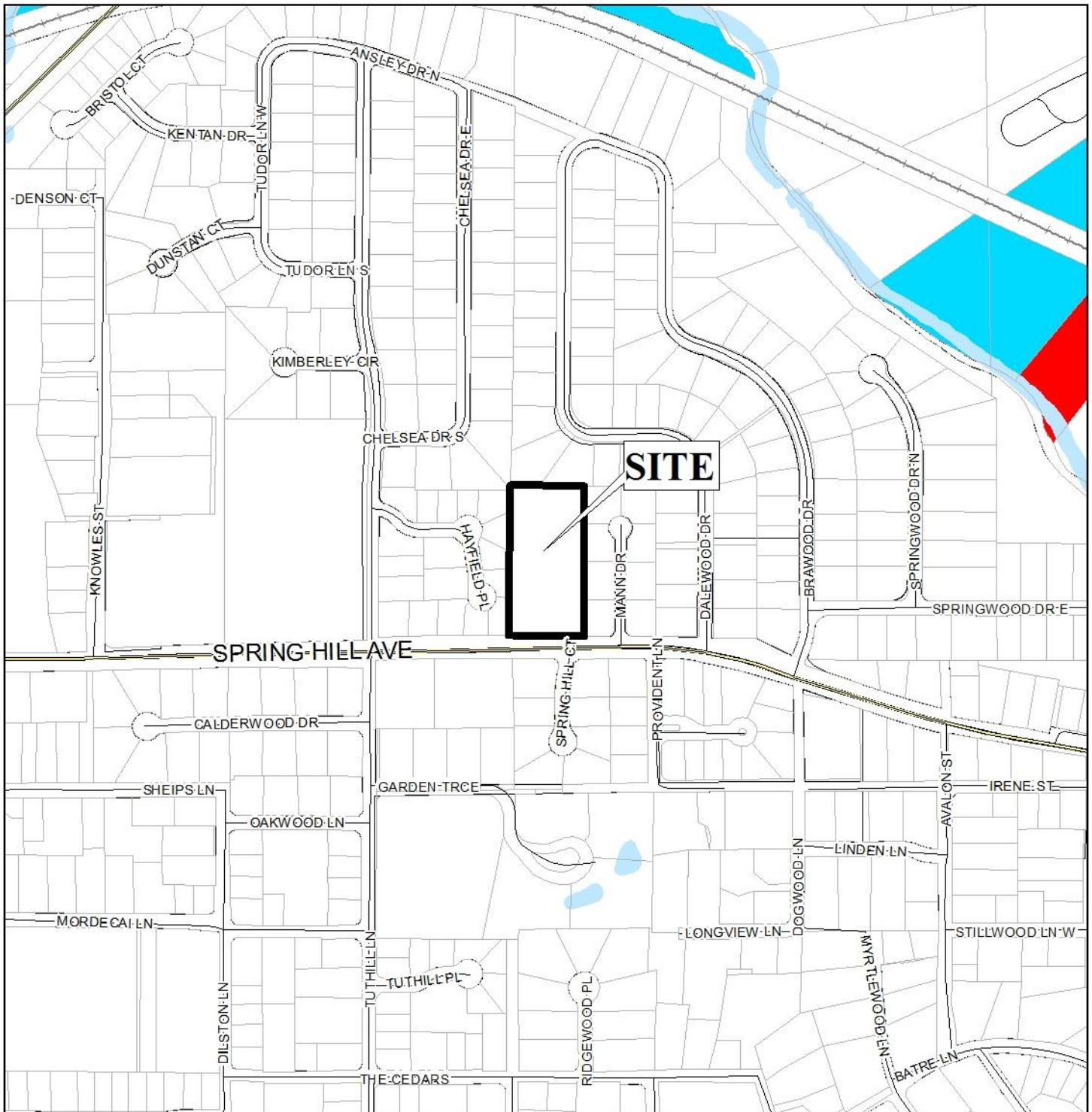
APPLICATION NUMBER 3 DATE August 15, 2019

APPLICANT Sherman Oaks on the Hill Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE August 15, 2019

APPLICANT Sherman Oaks on the Hill Subdivision

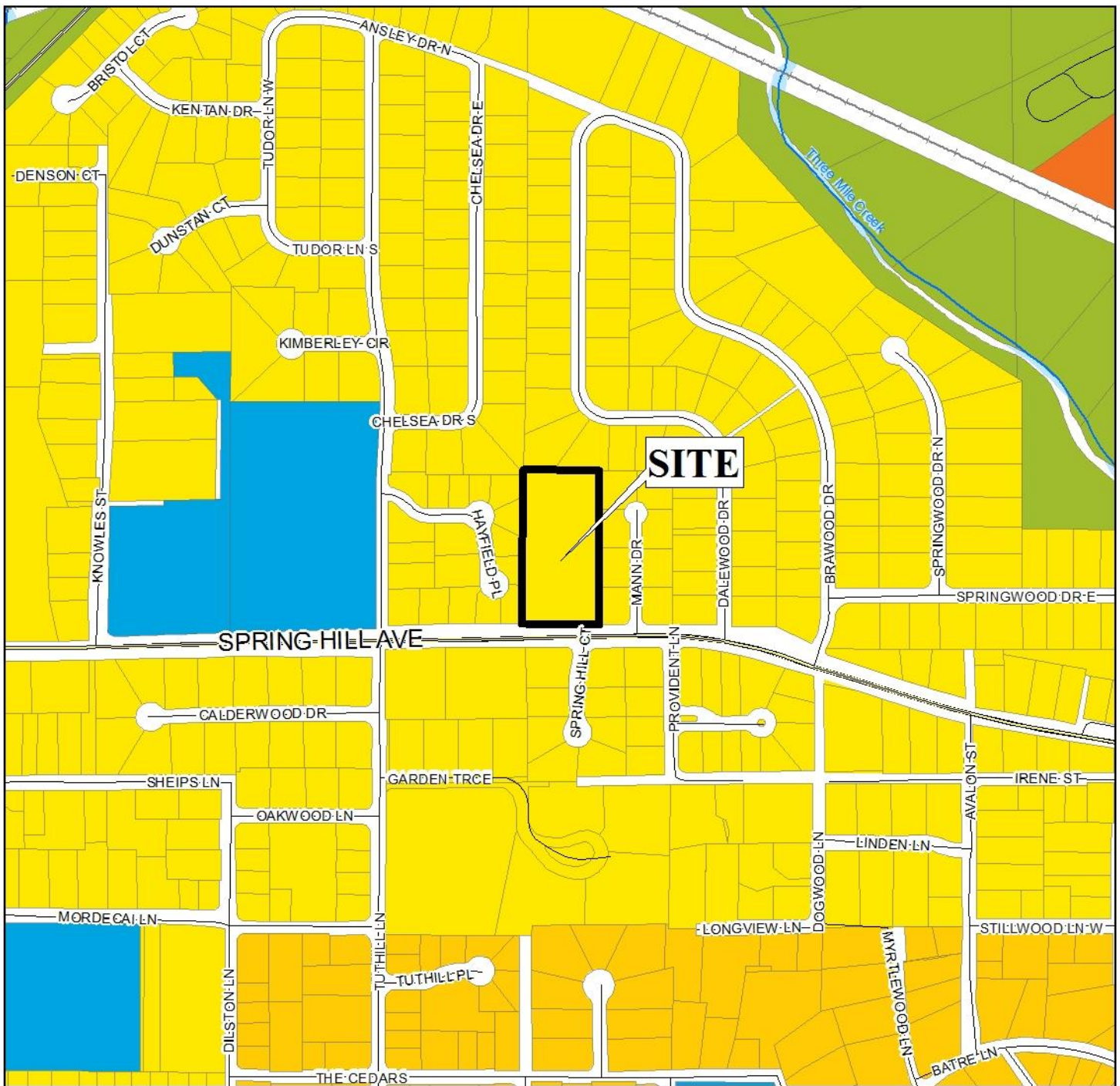
REQUEST Subdivision



NTS



# FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE August 15, 2019

APPLICANT Sherman Oaks on the Hill Subdivision

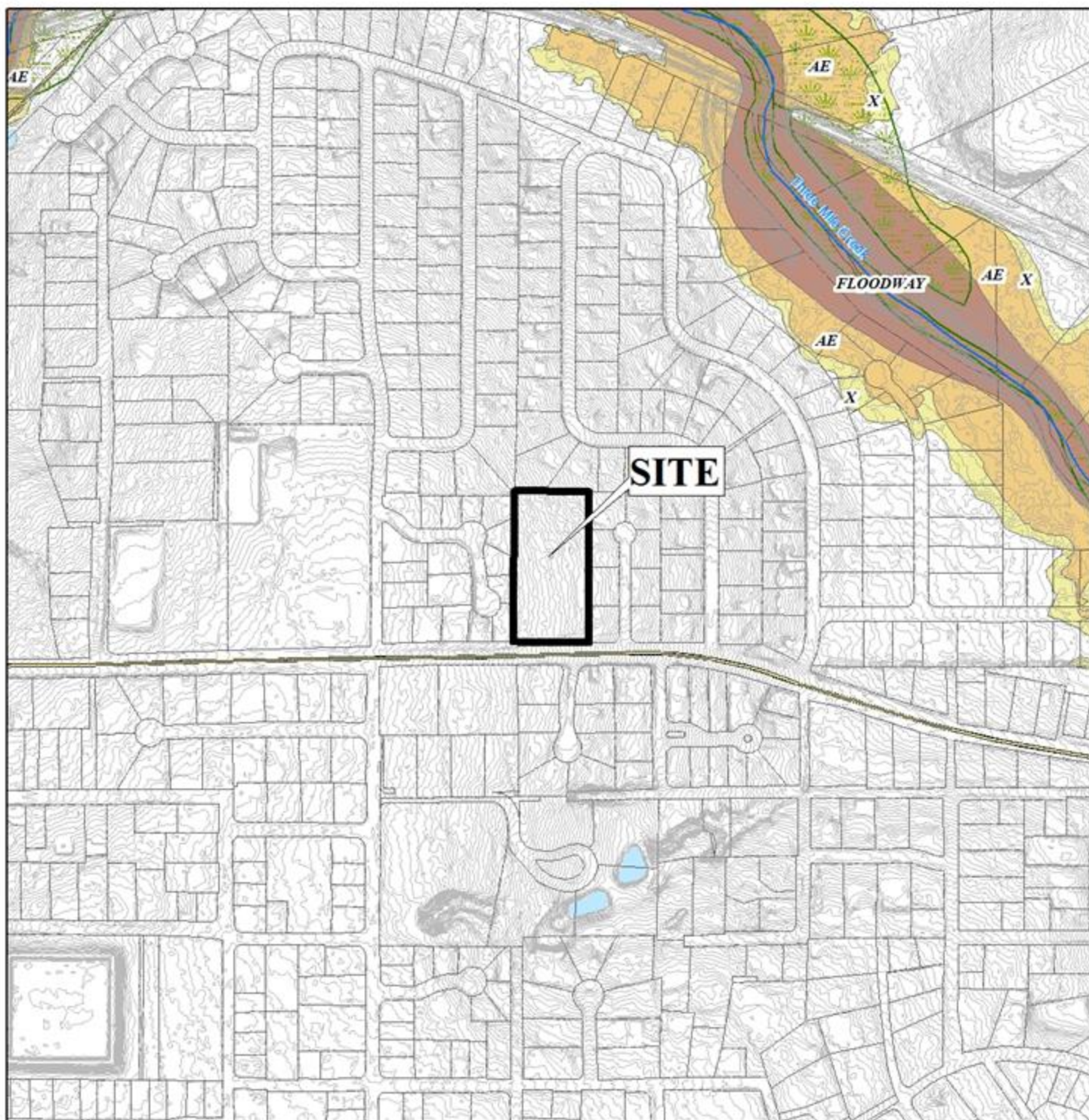
REQUEST Subdivision

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



APPLICATION NUMBER 3 DATE August 15, 2019

APPLICANT Sherman Oaks on the Hill Subdivision

REQUEST Subdivision





# SHERMAN OAKS ON THE HILL SUBDIVISION



APPLICATION NUMBER 3 DATE August 15, 2019

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





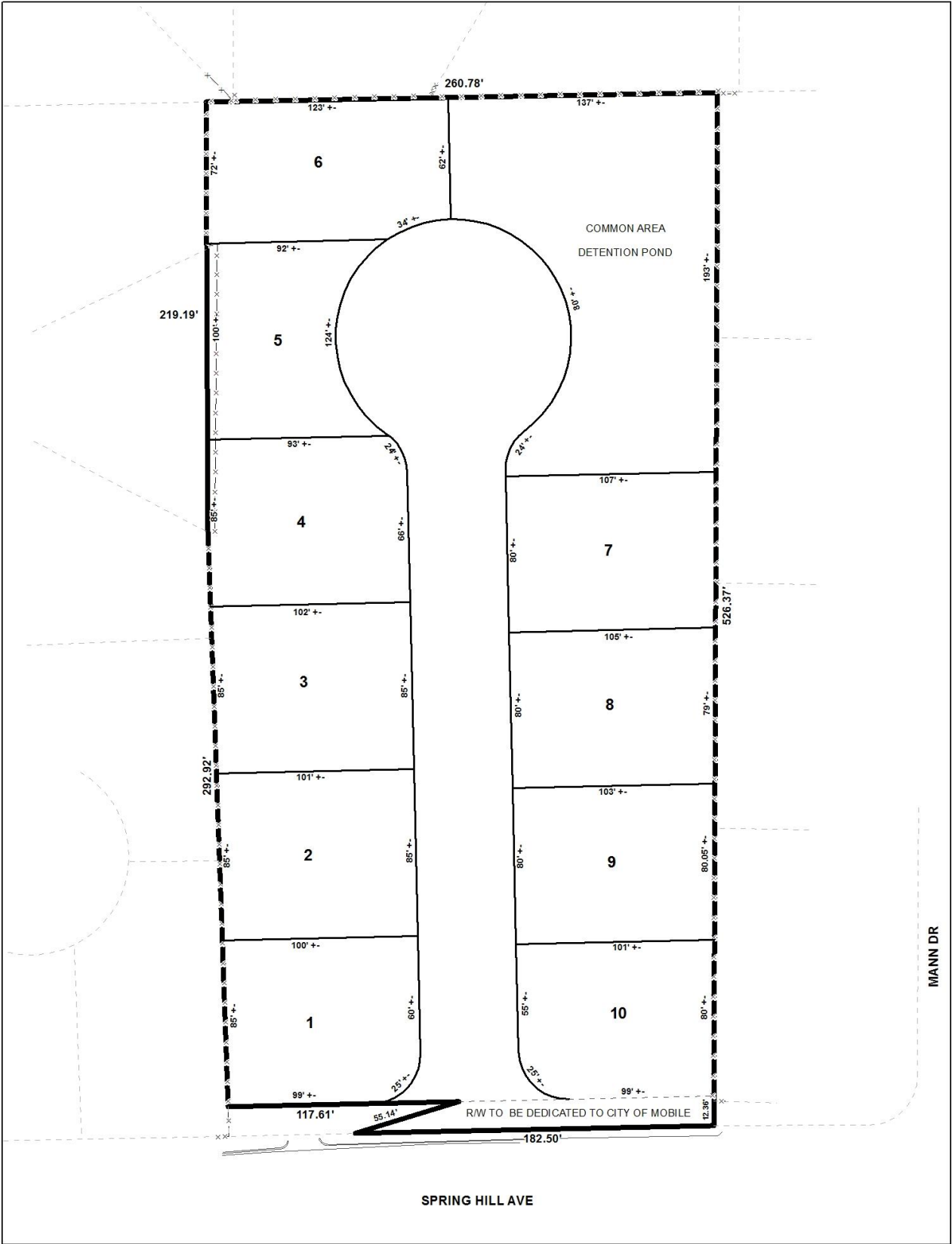
# SHERMAN OAKS ON THE HILL SUBDIVISION



APPLICATION NUMBER 3 DATE August 15, 2019



## DETAIL SITE PLAN



NTS

