

FUCHSIA AT HILLWOOD EAST 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. Add a graphic scale.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Use a thicker line weight for the proposed subdivision boundary.
- E. Provide a written description for the proposed subdivision boundary.
- F. Add a note referencing the FEMA flood maps (June 5, 2020).
- G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- H. Provide the Surveyor's and Owner's (notarized) signatures.
- I. Revise NOTE #10 to read "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."
- J. 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.
- K. 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.
- L. 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.
- M. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- N. 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.
- O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

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 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 plat illustrates the proposed 1-lot, 0.6± acre subdivision which is located on the West side of Hillwood Drive East, 150'± South of Hillwood Drive South, extending to the North side of Hillwood Drive East, 10'± East of the terminus of Hillwood Drive East, in Council District 3. The purpose of this application is to create one (1) legal lot of record from two (2) existing legal lots. The applicant states the site is served by public water and sewer.

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 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.

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 lot is “L” shaped with a double frontage on Hillwood Drive East, a minor street without curb and gutter, and therefore should have a 60’ wide right-of-way. The preliminary plat illustrates an existing 50’ right-of-way. As such, revision of the Final Plat and dedication to allow 30’ from the center line of Hillwood Drive East would typically be required. It is important to note however, that the subject site is included as part of the Edgewood Park subdivision originally recorded in 1948, 14 years prior to the adoption of the City’s Subdivision Regulations in 1962. The original recorded plat illustrates a 50’ right-of-way for Hillwood Drive East and it does not appear that there have been any other recent subdivisions of neighboring properties. As such, if approved, it may be appropriate to do so with sub-standard ROW widths and a waiver of Section V.B.14. of the Subdivision Regulations.

In regard to the irregular “L” shape of the proposed lot, it should be noted that Section V.D.1. of the Subdivision Regulations states that, “...the shape and orientation of lots...shall be compatible and appropriate to the location of the subdivision and the type of development and use contemplated. Panhandle or flag lots shall generally not be allowed, but may be permitted only in those locations where varied and irregularly-shaped lot designs are common and the informality of design is consistent with other lots in the vicinity...”. There do not appear to be any other irregularly-shaped lots in the area nor was any justification provided pertaining to use or contemplated development.

Furthermore, Section V.D.8. of the Subdivision Regulations states that double frontage lots will only be permitted where necessary to provide separation of residential development from major streets or to overcome specific disadvantages of topography and orientation. The Lot does not front a Major Street, City topographic records does not suggest any specific disadvantages, and no justification was provided detailing disadvantages to existing orientation.

However, the property is currently developed and is under one ownership, and approving the request will not increase the number of lots. As such, if approved, waivers from Sections V.D.1. and V.D.8. may be appropriate.

In regards to access management, a note should be placed on the Final Plat stating Traffic Engineering comments, if approved.

The preliminary plat illustrates the proposed lot size as compliant provided in both square feet and acres and should be retained on the Final Plat. A compliant 25’ minimum building setback is illustrated along both frontages and should be retained on the Final Plat as well, if approved.

No easements are indicated on the preliminary plat. If any easements are recorded on the site they should be indicated and labeled on the Final Plat, and a note should be placed on the Final Plat stating that no structure may be placed or constructed within any easement without permission of the easement holder.

Currently, both existing lots appear to be developed with a residence. In January 2019 a demolition permit was issued to remove the residence located at 2208 Hillwood Drive East, however, in March 2020 a permit was issued to re-roof this residence. As the proposed lot is zoned R-1, Single-Family Residential the City's Zoning Ordinance does not permit more than one (1) dwelling on a single property. As such, the proposed lot cannot contain two dwelling units, thus one of the residences must be removed with proper demolition permits prior to Staff signing the Final Plat.

Based on the preceding, with waivers of Sections V.D.1., V.D.8., and V.B.14 of the Subdivision Regulations, this application is recommended for Tentative Approval subject to the following conditions:

- 1) If two (2) dwelling units exist on the proposed lot, removal of one of the units (with proper demolition permits) is required prior to signing the Final Plat;
- 2) Retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) Retention of the 25' minimum building setback along both frontages on the Final Plat;
- 4) Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder, if applicable;
- 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. Add a graphic scale. C. Provide and label the monument set or found at each subdivision corner. D. Use a thicker line weight for the proposed subdivision boundary. E. Provide a written description for the proposed subdivision boundary. F. Add a note referencing the FEMA flood maps (June 5, 2020). G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H. Provide the Surveyor's and Owner's (notarized) signatures. I. Revise NOTE #10 to read "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." J. 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. K. 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. L. 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. M. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. N. 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. O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning*

Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 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 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



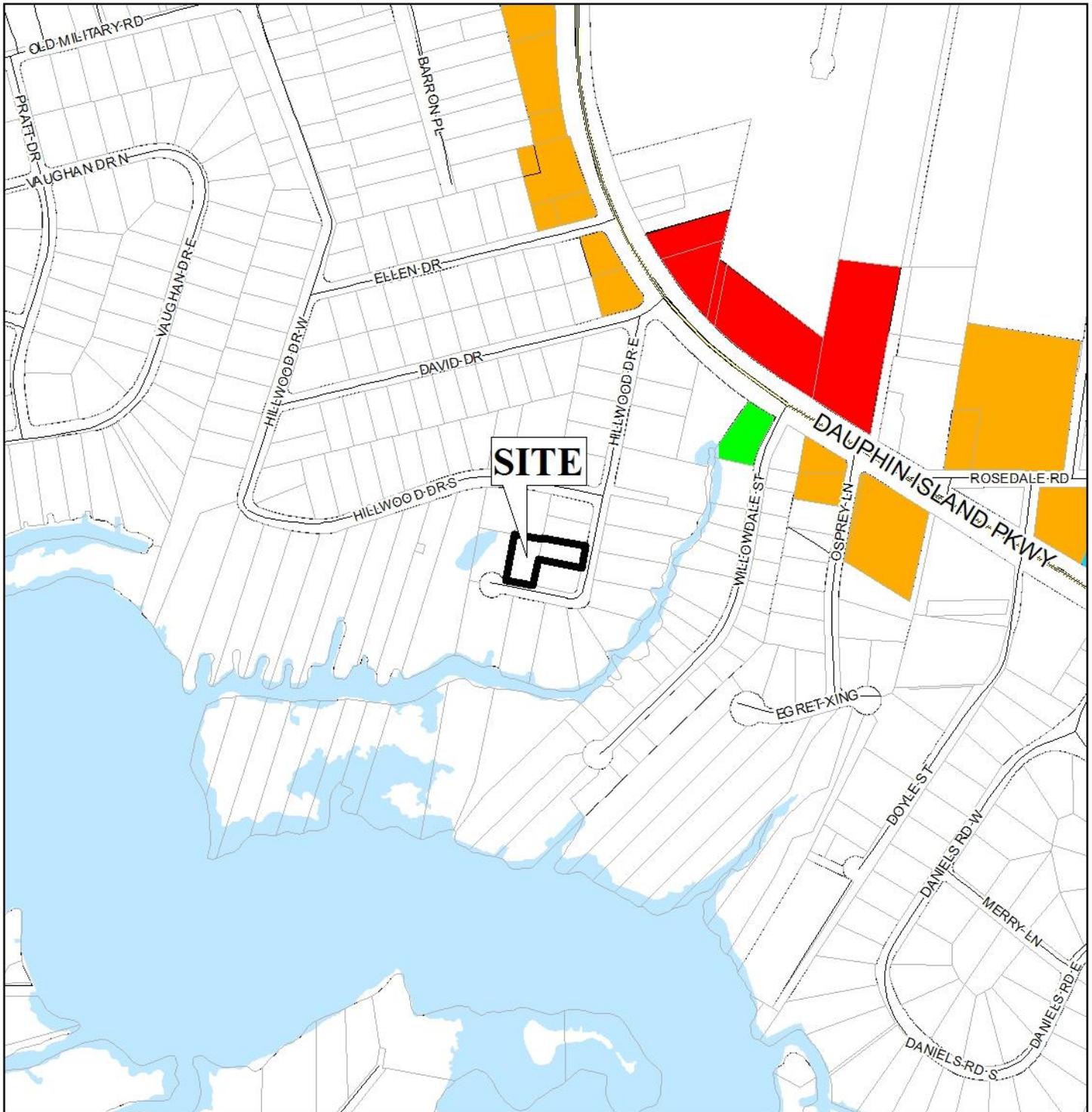
APPLICATION NUMBER 4 DATE June 17, 2021

APPLICANT Fuchsia at Hillwood East Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



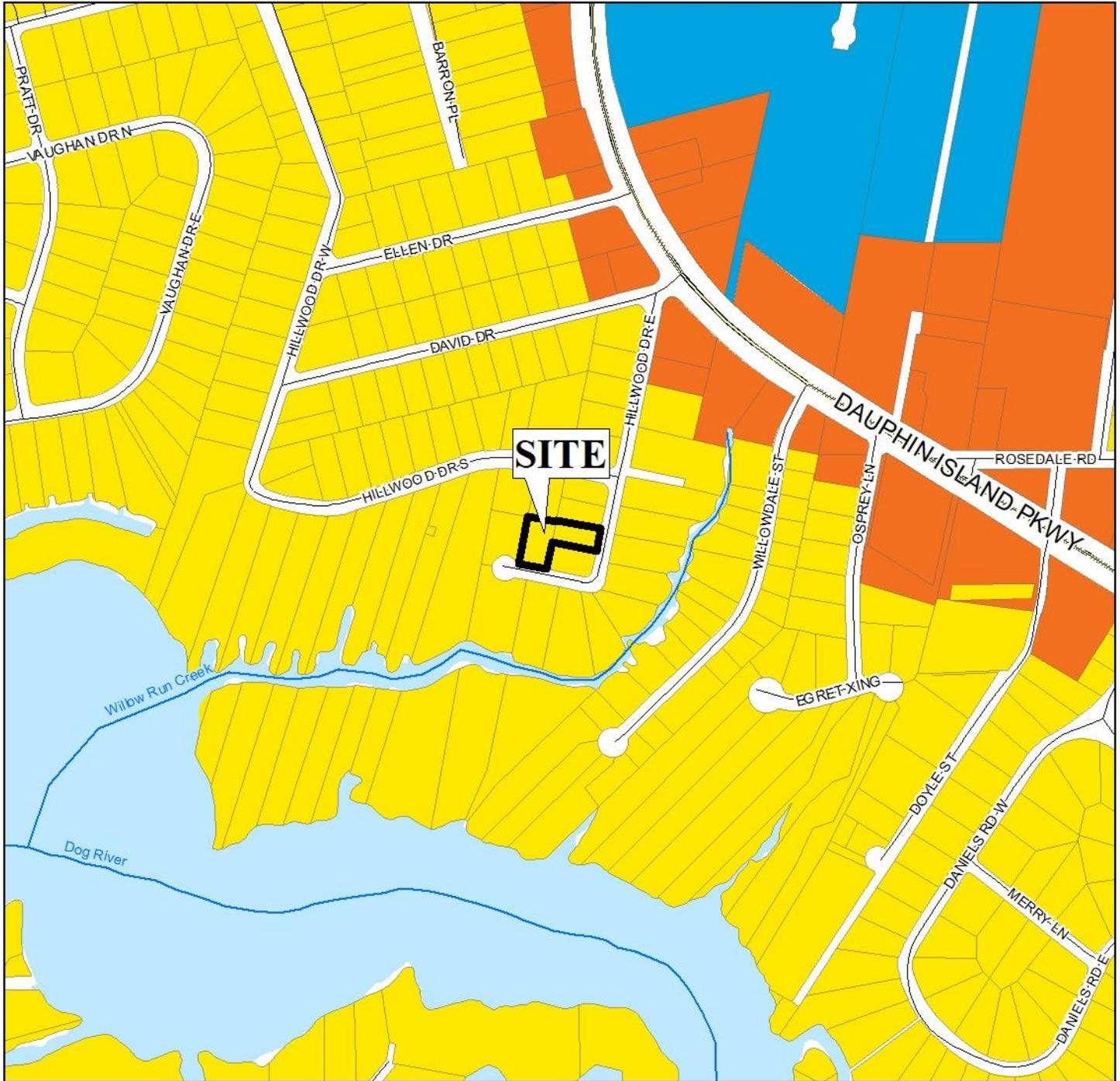
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APPLICANT Fuchsia at Hillwood East Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE June 17, 2021

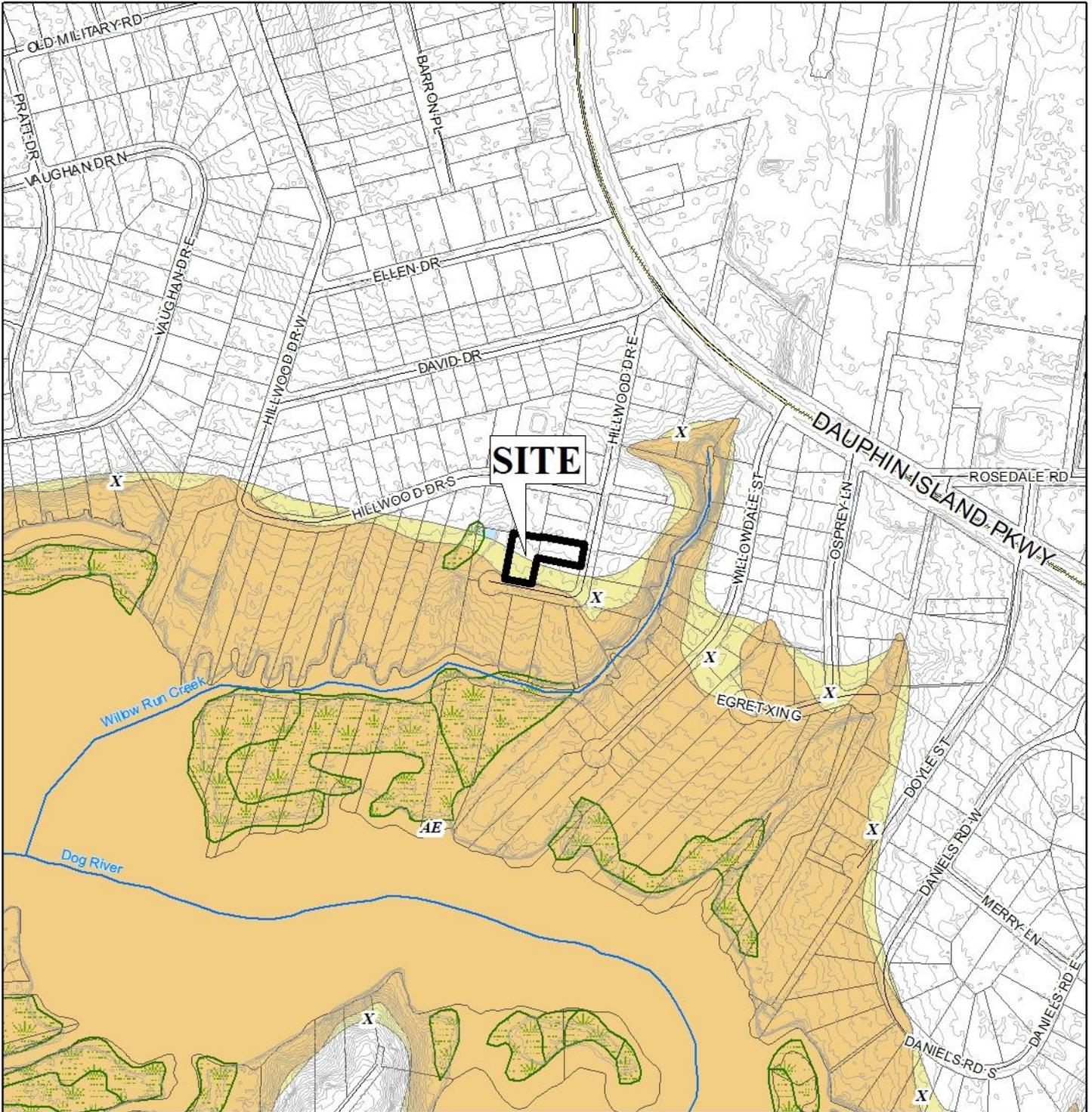
APPLICANT Fuchsia at Hillwood East Subdivision

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



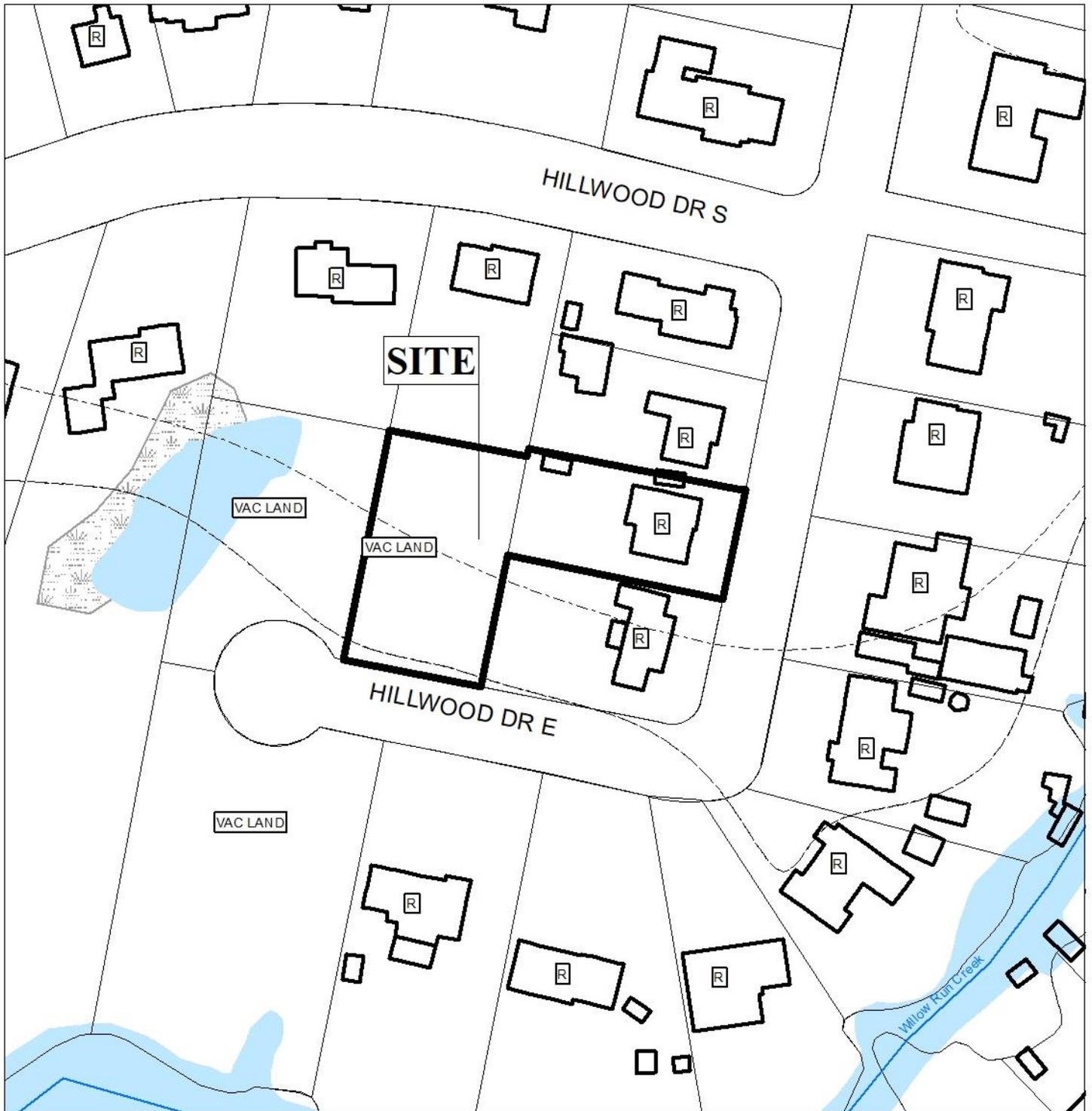
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REQUEST Subdivision



FUCHSIA AT HILLWOOD EAST 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



FUCHSIA AT HILLWOOD EAST SUBDIVISION

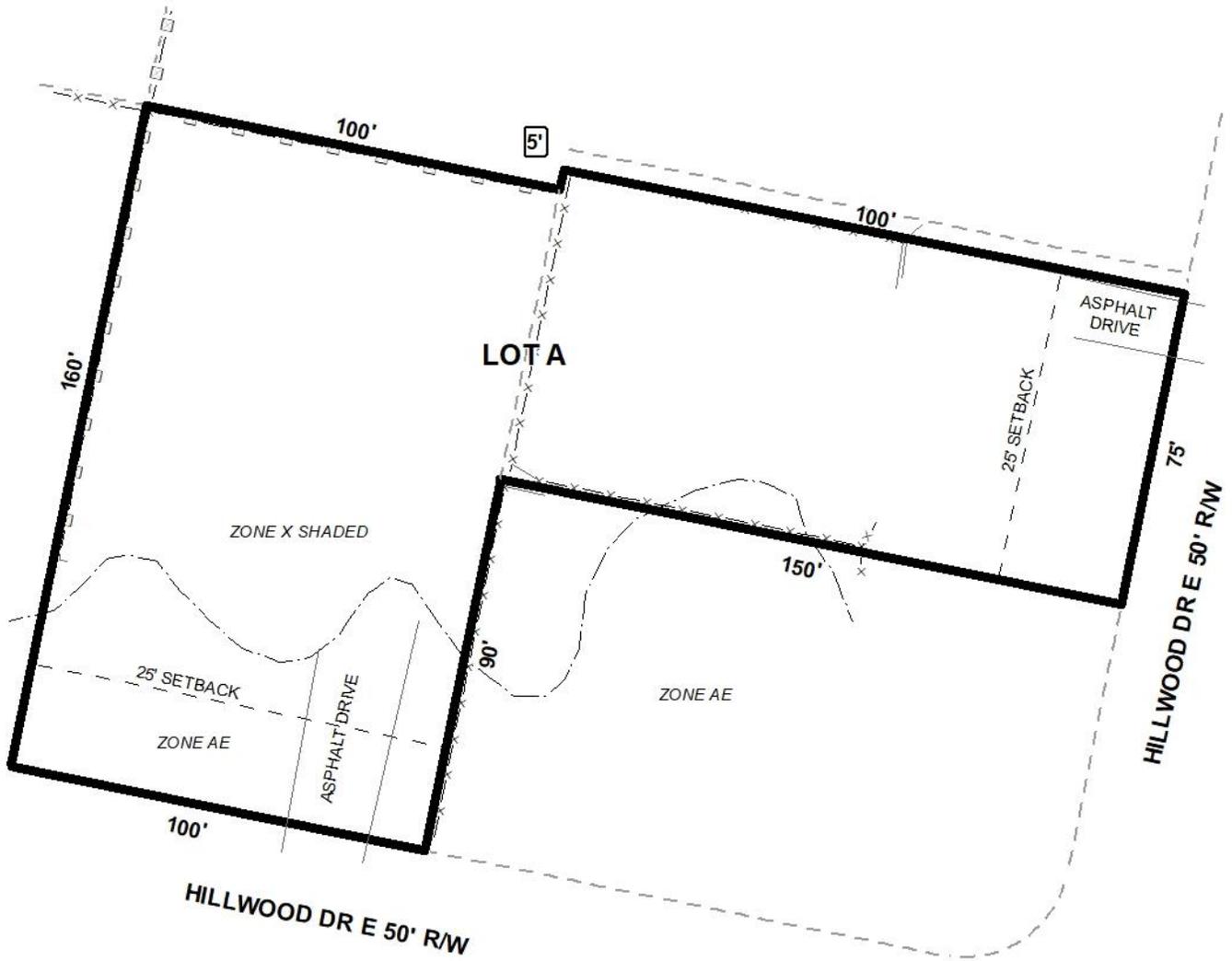


APPLICATION NUMBER 4 DATE June 17, 2021



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE June 17, 2021

APPLICANT Fuchsia at Hillwood East Subdivision

REQUEST Subdivision

