

FOREST 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. Review and revise the written legal description to include a written description for the Subdivision boundary.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. 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.
- F. 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.
- G. 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.
- H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- I. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: Moffett Road (US Highway 98) is an ALDOT maintained roadway. Lot A and Lot B are limited to no more than one shared driveway per street frontage, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. 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-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).

MAWSS Comments: No comment.

The plat illustrates the proposed 2-lot, 4.1± acre subdivision which is located at the Southwest corner of Moffett Road and Forest Hill 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 two legal lots of record from two metes-and-bounds parcels.

The subject site last appeared before the Planning Commission at its October 5, 2017 meeting in which the Planning Commission tentatively approved the applicant's request for Planned Unit Development to allow shared access and parking between multiple building sites to accommodate a proposed restaurant, however one of the conditions for approval is contingent upon subdivision approval for a two-lot sub.

The subject site was part of the Forest Hill Subdivision and Forest Hill, Resubdivision of Lot 1, however, parcels have been created which no longer follow the original lot layout, thus the reason for today's request.

The site has been given a Mixed Commercial Corridor (MCC) 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 designation applies mostly to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This 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 redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved 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 subject site has frontage along both Moffett Road and Forest Hill Drive. Moffett Road is a proposed Principal Arterial major street and requires a minimum right-of-way width of 100 feet. Moffett Road is also an ALDOT regulated facility. Forest Hill Drive is a proposed Major Collector street, and, as it lacks curb and gutter, should have a minimum right-of-way width of 60 feet. The preliminary plat depicts the existing right-of-way width along Moffett Road as 120 feet and as 60 feet along Forest Hill Drive, and as such should be retained on the Final Plat, if approved.

The 25-foot minimum building setback line is depicted on the preliminary plat along both Moffett Road and Forest Hill Drive, and if approved, should be retained on the Final Plat.

The proposed lots exceed the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems. The lot size information is indicated in square and in acres on the preliminary plat, and should be retained on the Final Plat, if approved.

The reconfiguration of the site via the recently approved PUD will result in a reduction in the number of curb-cuts, from four (4) to two (2). The proposed development on Lot A will only have access through new curb-cuts proposed for Lot B. Thus, as a means of access management, a note should be placed on the Final Plat stating that Lot A is denied direct access to Moffett Road and Forest Hill Drive, and that Lot B is limited to one curb-cut to Moffett Road and one curb-cut to Forest Hill Drive, with any changes to the size, location and design to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards.

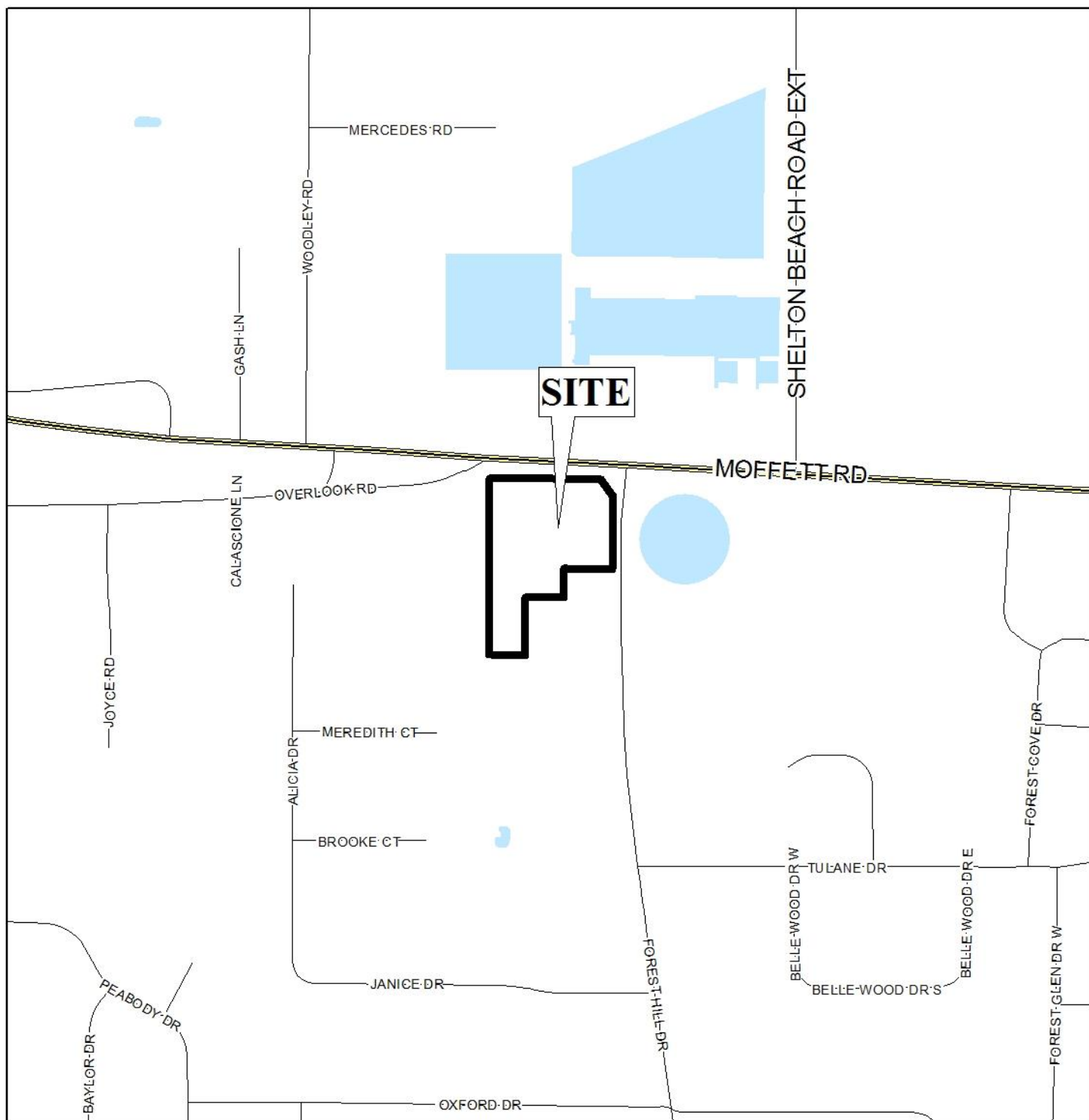
Based upon the preceding, this application is recommended for Tentative Approval subject to the following:

- 1) Retention of the right-of-way widths along both Moffett Road and Forest Hill Drive;
- 2) Retention of the 25-foot minimum building setback line along both Moffett Road and Forest Hill Drive;
- 3) Retention of the lot size information in both square feet and in acres;
- 4) Placement of a note on the Final Plat stating that Lot A is denied direct access to Moffett Road and Forest Hill Drive, and that Lot B is limited to one curb-cut to Moffett Road and one curb-cut to Forest Hill Drive, with any changes to the size, location and design to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;
- 5) 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. Review and revise the written legal description to include a written description for the Subdivision boundary. C. Provide and label the monument set or found at each subdivision corner. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. G. 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. H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. I. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other*

signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 6) *Compliance with Traffic Engineering comments (Moffett Road (US Highway 98) is an ALDOT maintained roadway. Lot A and Lot B are limited to no more than one shared driveway per street frontage, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. 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.);*
- 7) *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).);*
- 8) *Compliance with Fire Department comments and placement of a note (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);*
- 9) *Completion of the subdivision process prior to any requests for new building construction; and,*
- 10) *Provision of two (2) revised PUD site plans prior to the signing of the Final Plat.*

LOCATOR MAP



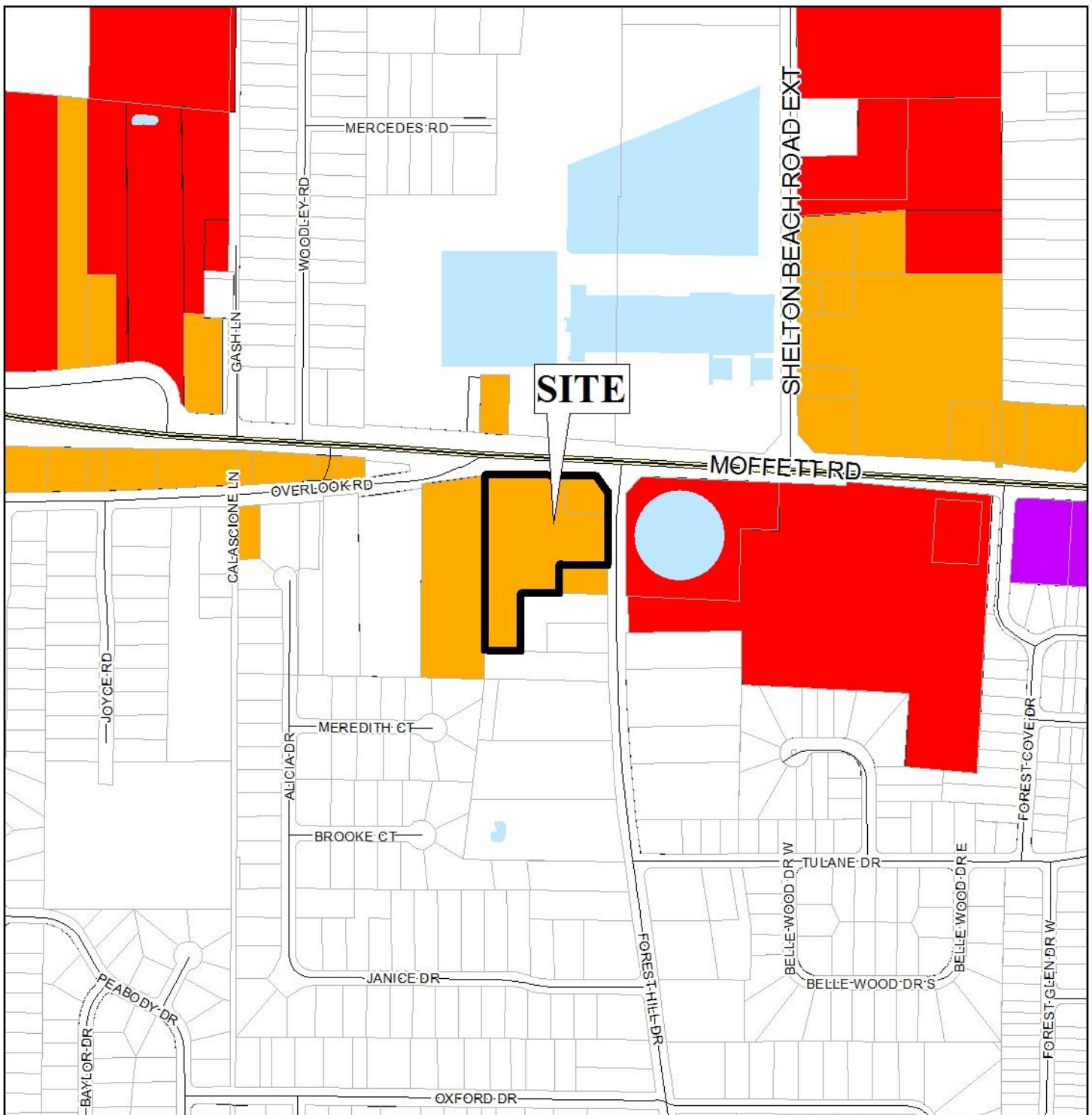
APPLICATION NUMBER 7 DATE October 19, 2017

APPLICANT Forest Hill Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



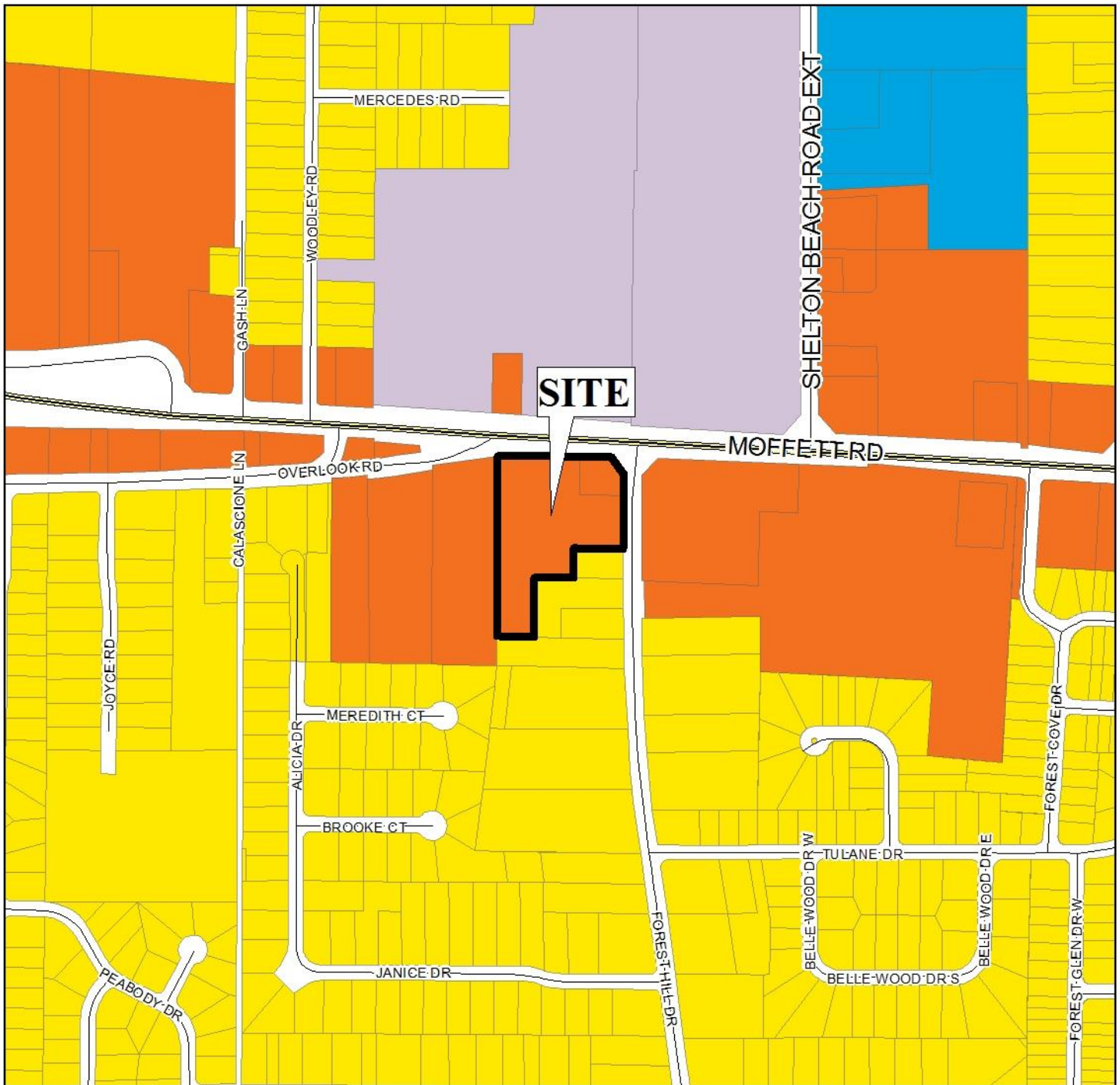
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APPLICANT Forest Hill Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE October 19, 2017

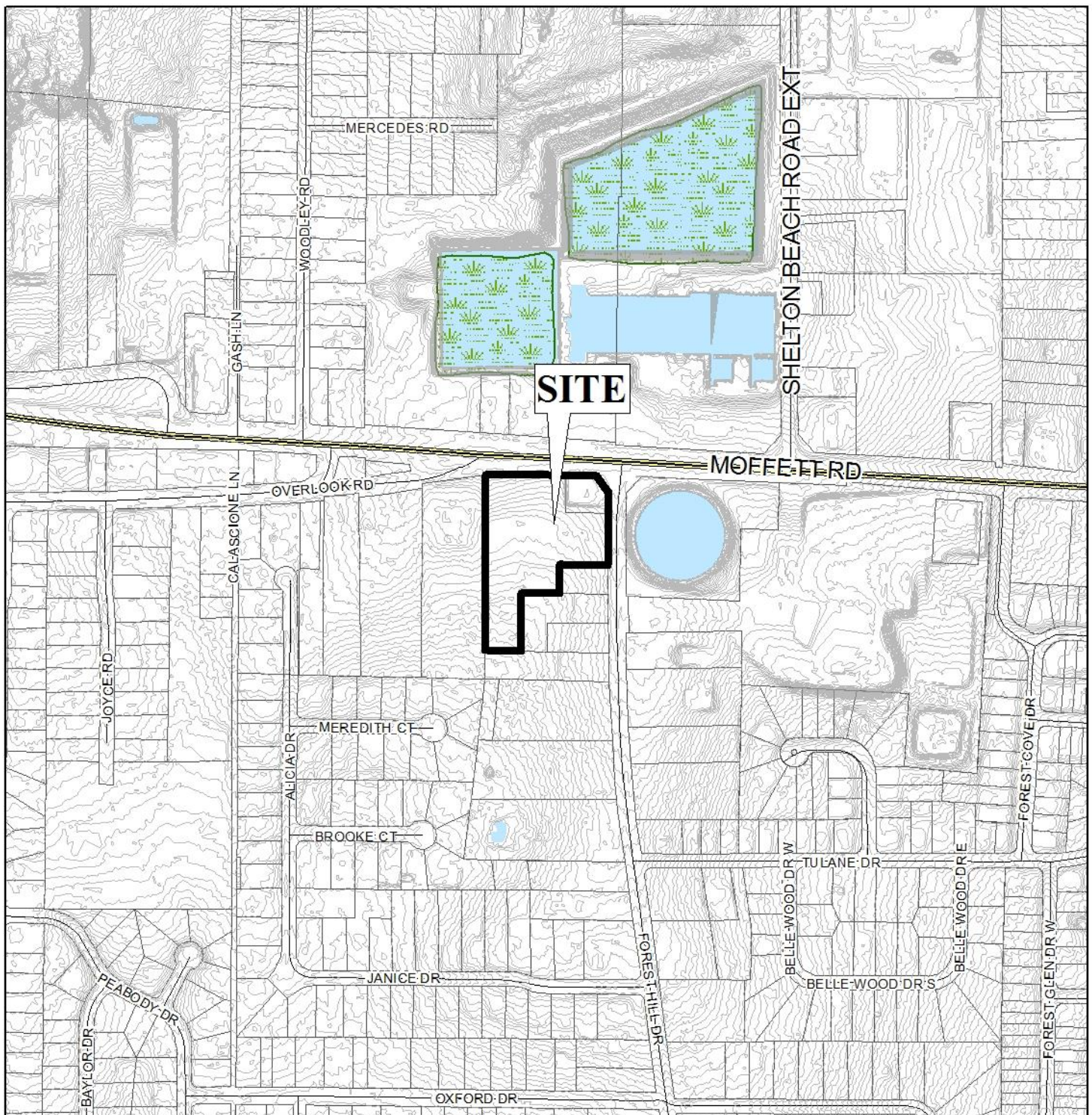
APPLICANT Forest Hill Subdivision

REQUEST Subdivision

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



ENVIRONMENTAL LOCATOR MAP



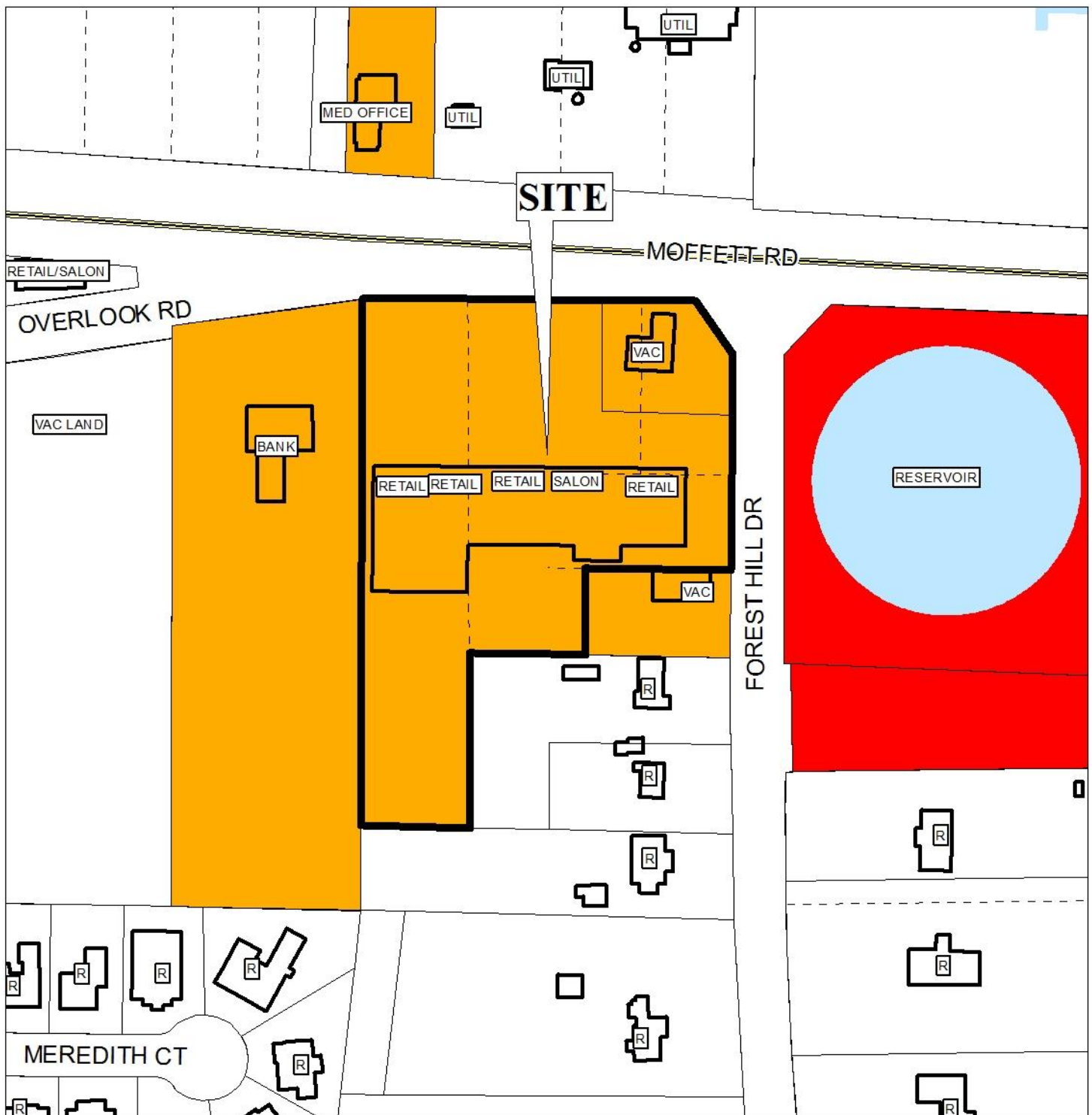
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APPLICANT Forest Hill Subdivision

REQUEST Subdivision



FOREST HILL SUBDIVISION

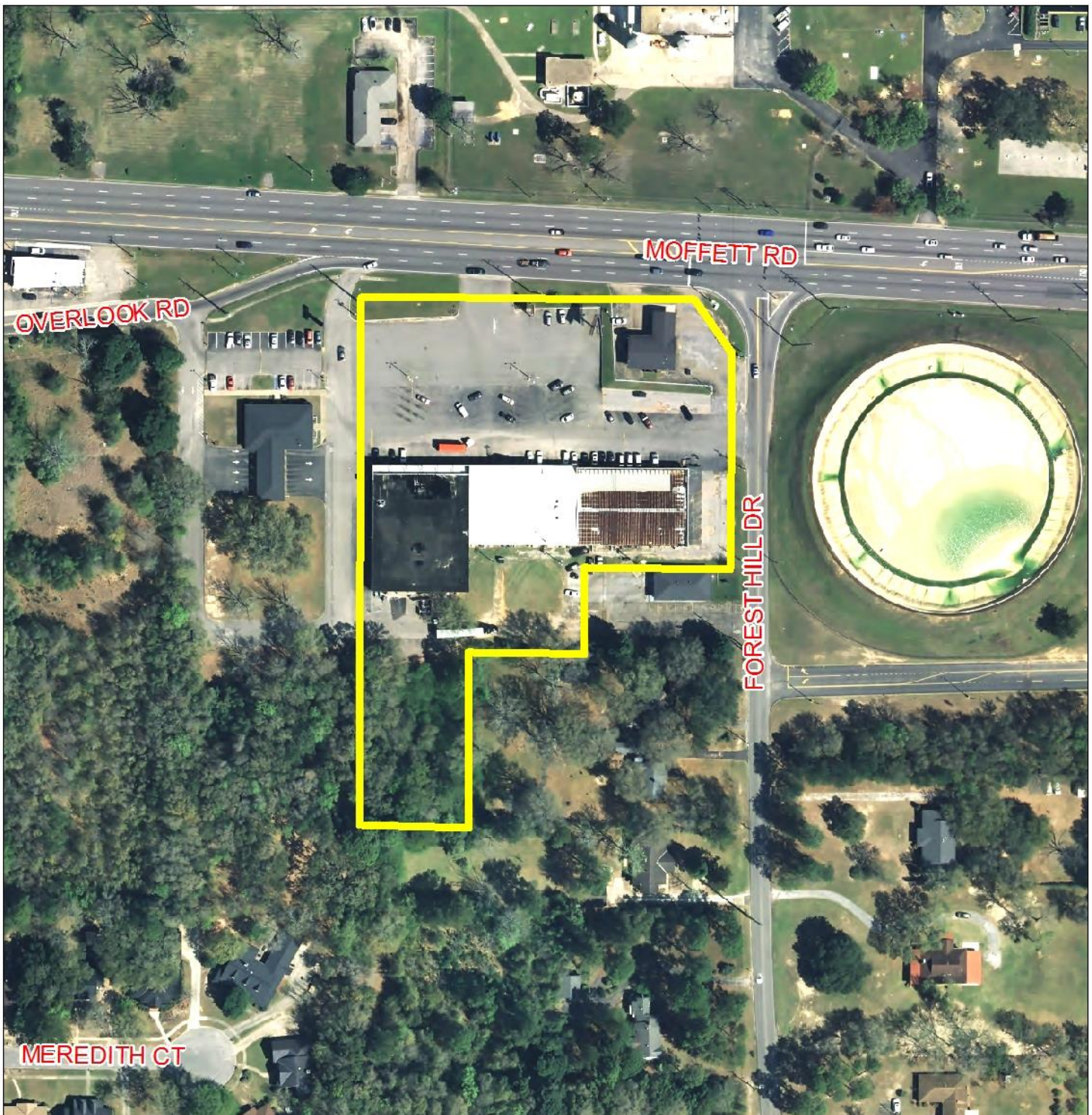


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



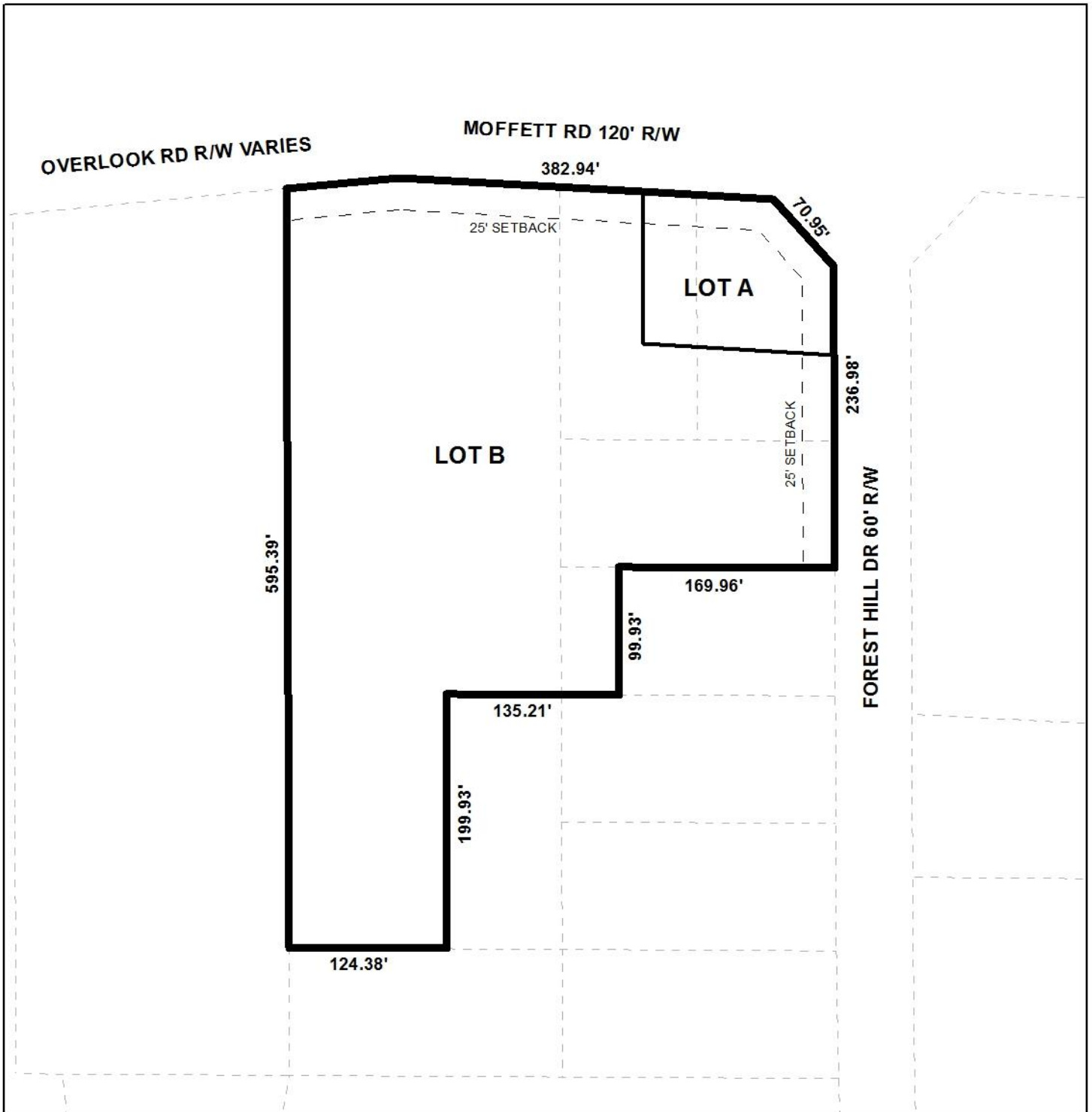
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APPLICATION NUMBER 7 DATE October 19, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE October 19, 2017

APPLICANT Forest Hill Subdivision

REQUEST Subdivision



