

## **HILL FOREST SUBDIVISION**

Engineering Comments: Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. The revised plat addresses the concerns that the Engineering Department had related to the widths and locations of the drainage and access easements.

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 (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: No Comments

The plat illustrates the proposed 15.3± acre, 1-lot subdivision, which is located on the East side of Shelton Beach Road Extension, ½ mile± North of Moffett Road, in City Council District 1. The applicant states that the site is served by public water and sanitary sewer facilities.

The applicant is requesting Subdivision approval to create a legal lot of record from a metes and bounds parcel. The Commission approved a group application (Subdivision, Planned Unit Development & Sidewalk Waiver) at its July 2<sup>nd</sup> meeting. The applicant is resubmitting the subdivision application to allow approximately 4.5± acres to be labeled as common area, with the remaining 10.81± acres to be developed. The removal of the wetlands and illustrating it as Common Area removes the wetlands from the developable part of the site and thus protecting the wetlands from being disturbed.

The proposed 15.8± acre, 1-lot subdivision fronts Shelton Beach Road Extension, which is illustrated on the preliminary plat having 60-feet of right-of-way. Shelton Beach Road Extension is a major street; dedication of 50-feet from the centerline of Shelton Beach Road Extension is required by the Major Street Component of the Comprehensive Plan. It should be noted the preliminary plat illustrates the required dedication to provide 50-feet from the centerline of Shelton Beach Road Extension.

The 25-foot minimum building setback line is not illustrated on the preliminary plat; therefore the applicant should depict the 25-foot minimum setback line on the Final Plat along Shelton Beach Road Extension.

Due to the location and size of the development, access management is also a concern. While no proposed curb cut is illustrated, the applicant proposed to provide one curb cut to Shelton Beach Road Extension along approximately 968-feet of road frontage on the previous application.

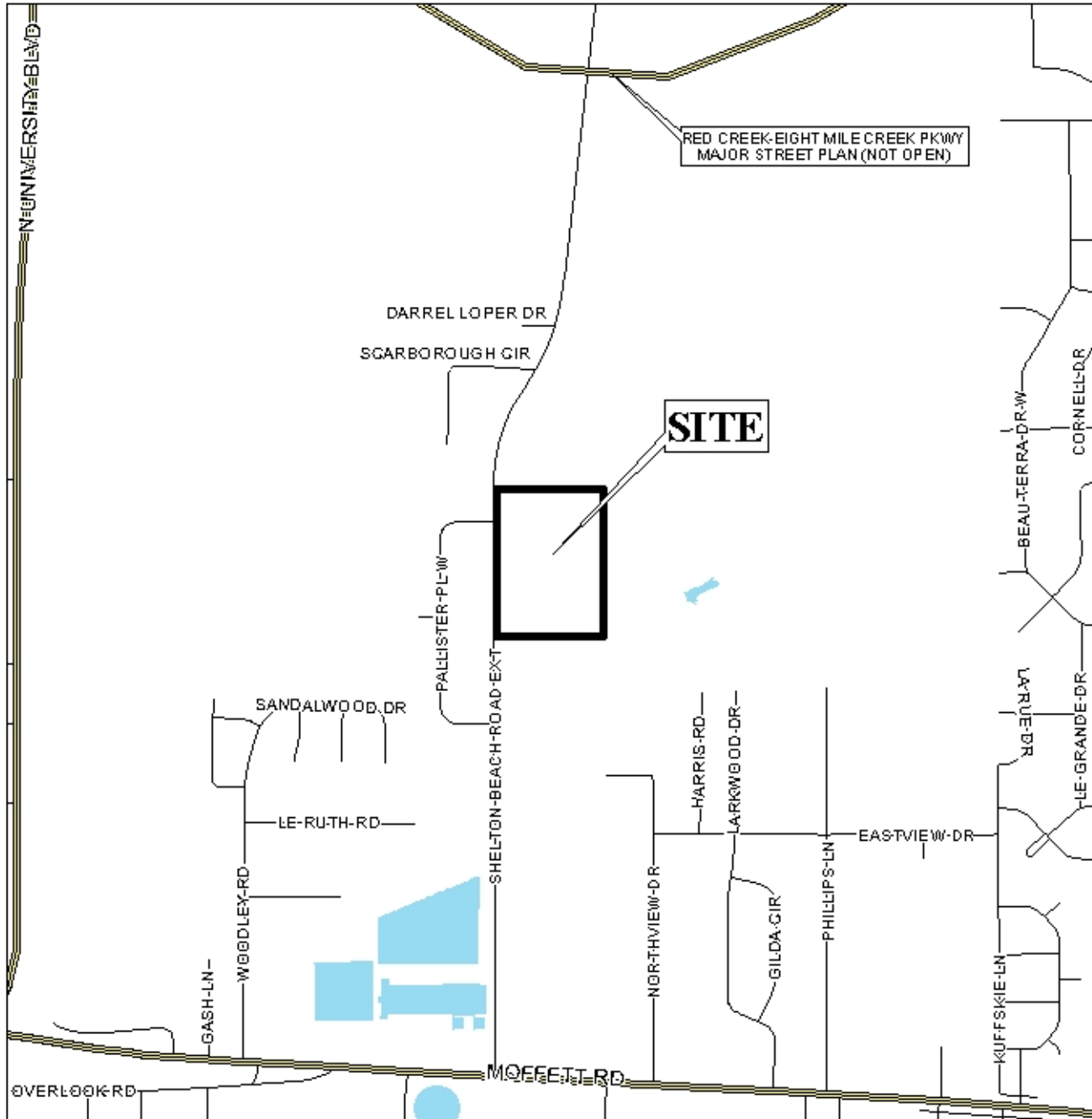
While limited access to major streets for safety issues is desirable, other departments may require more curb cuts to Shelton Beach Road Extension. Therefore, if due to safety concerns, other departments require extra curb cuts, staff would simply recommend that driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Wetlands exist on the site as illustrated by the delineation of wetlands and floodplains as indicated within the area that it is environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of sufficient right-of-way, to provide a minimum 50-feet as measured from the centerline of Shelton Beach Road Extension;
- 2) placement of a note on the Final Plat stating that the development is limited to one curb cut along Shelton Beach Road Extension, unless due to safety concerns, other departments require extra curb cuts, with the sizes, design and locations to be approved by Traffic Engineering and conform with AASHTO standards;
- 3) the labeling of the lot with its size in square feet, or placement of a table on the plat with the same information;
- 4) provision of a revised PUD site plan to the Planning Section prior to signing of the Final Plat;
- 5) provision of a note stating that development of the site will be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) placement of a note on the Final Plat stating that the maintenance of the detention and/or common area is the responsibility of the property owners;
- 7) the depiction of the 25-feet minimum building setback on the Final Plat; and
- 8) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 7 DATE September 3, 2009

APPLICANT Hill Forest Subdivision

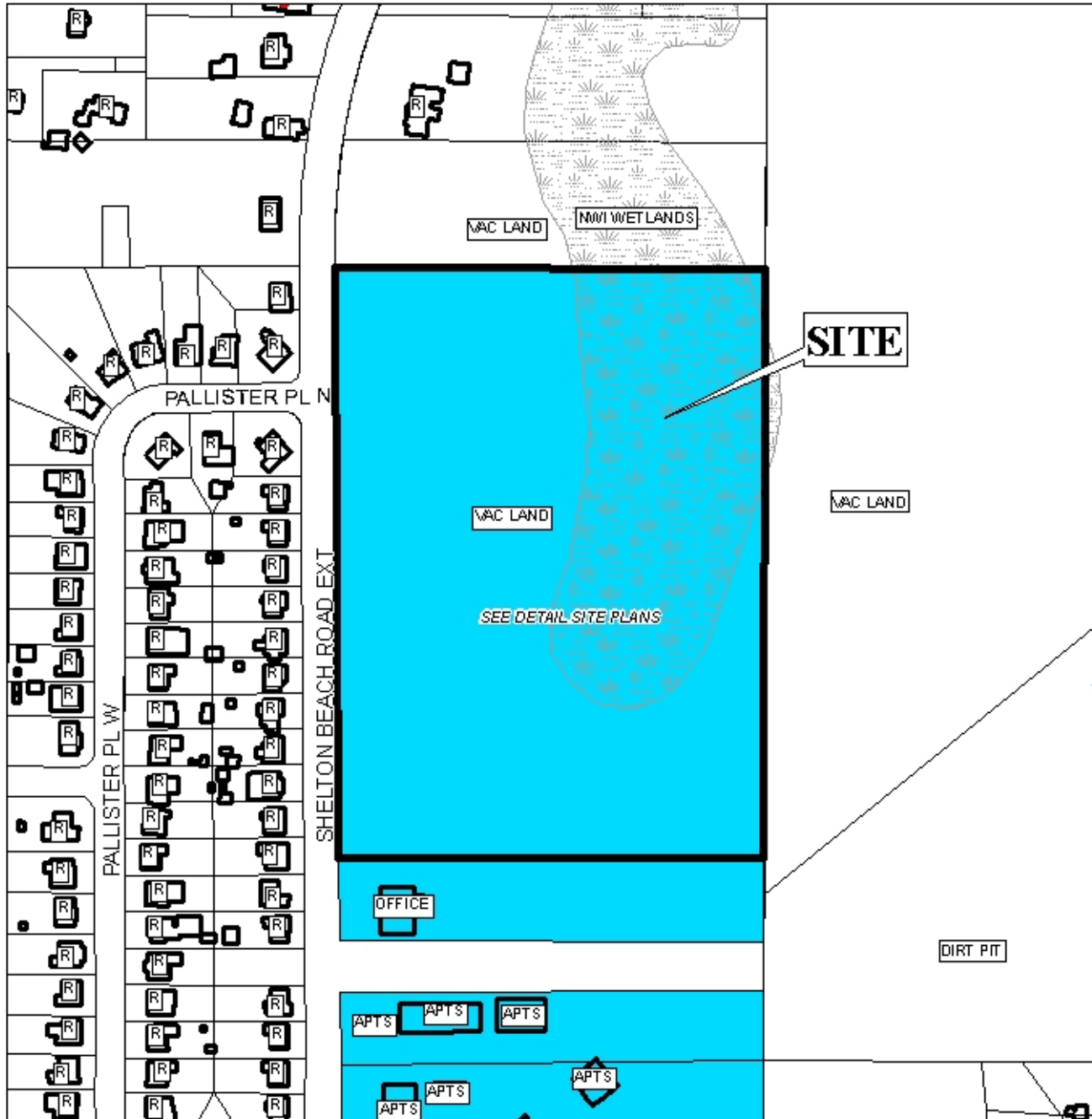
REQUEST Subdivision

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# HILL FOREST SUBDIVISION



APPLICATION NUMBER 7 DATE September 3, 2009



## HILL FOREST SUBDIVISION



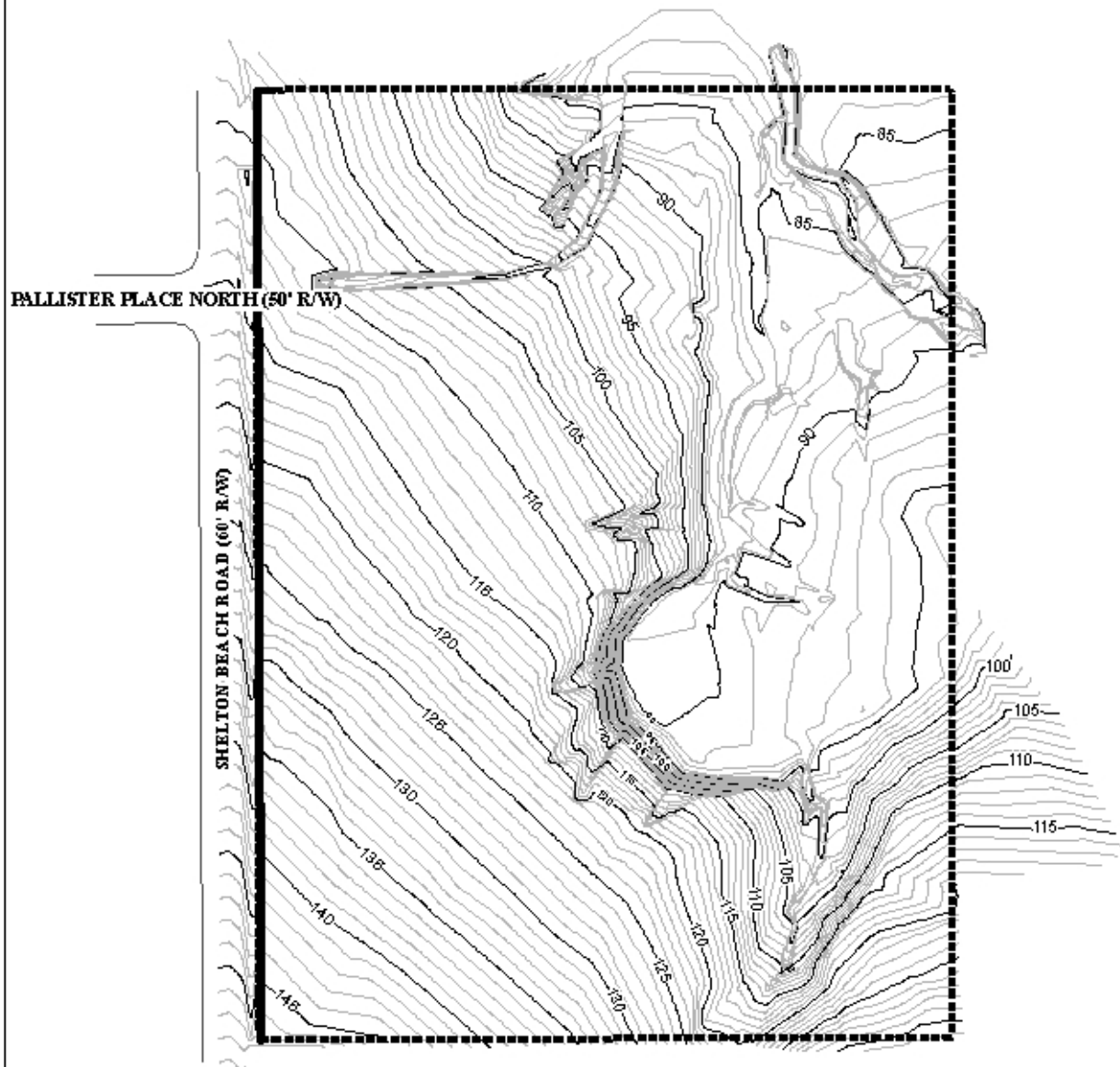
APPLICATION NUMBER 7 DATE September 3, 2009



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## ELEVATION DETAIL



APPLICATION NUMBER 7 DATE September 3, 2009

APPLICANT Hill Forest Subdivision

REQUEST Subdivision

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NTS