

CHARTER SOUTHLAND HOSPITAL SUBDIVISION,
RESUBDIVISION OF LOT 1, RESUBDIVISION OF LOTS
1 & 2

Engineering Comments: 1) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. 2) Any proposed development must comply with all storm water and flood control ordinances of the City of Mobile. 3) A complete set of construction plans for the site work (including drainage, utilities, grading, storm water systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4) A 4' wide sidewalk must be constructed along the entire road frontage.

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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

The plat illustrates the proposed 17.0± acre, 1 lot subdivision which is located at 5750 and 5800 Southland Drive (North side of Southland Drive, 615'± West of Knollwood Drive), in Council District 4.

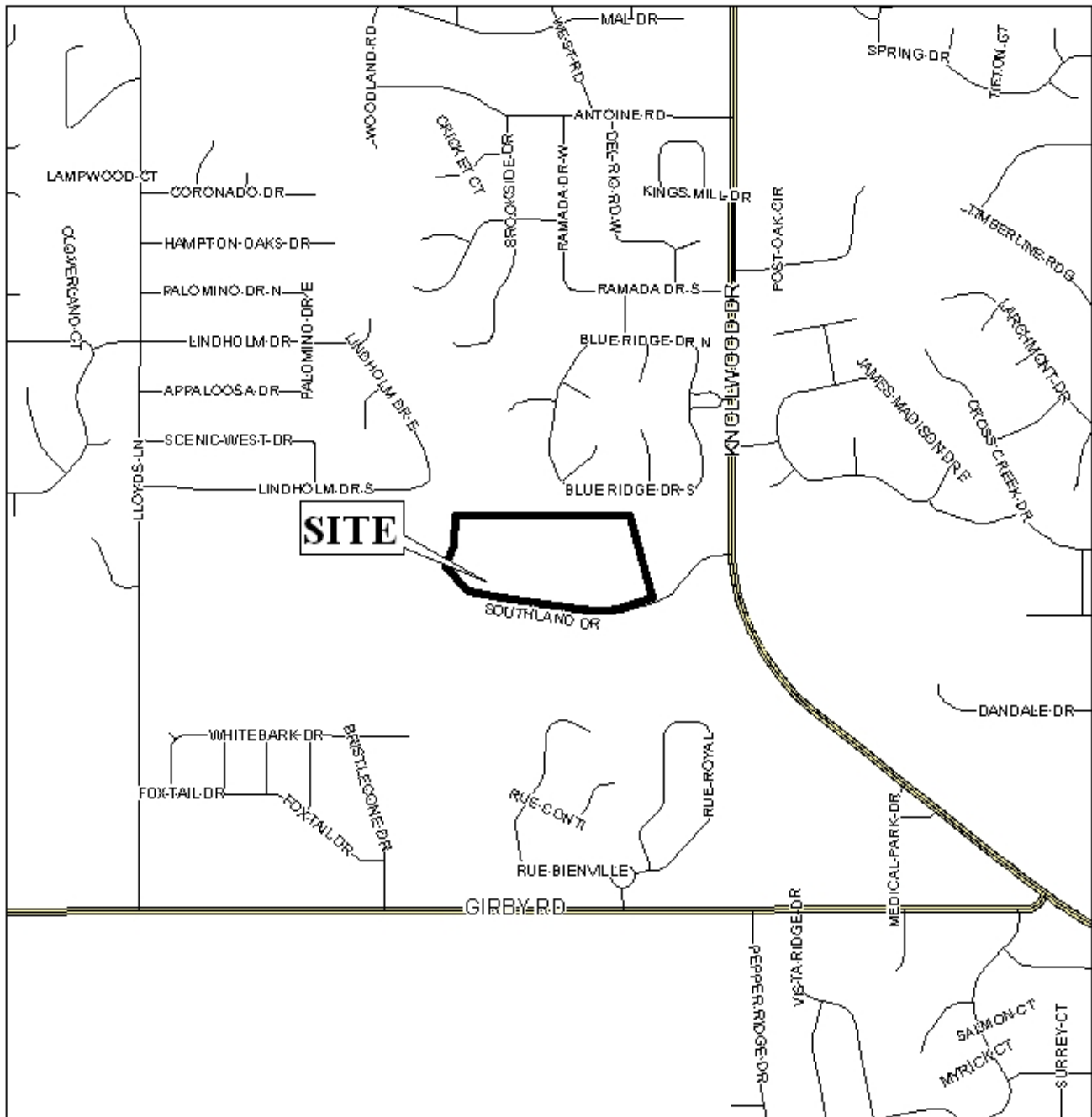
The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide two meets-and-bounds parcels and one legal lot of record into one legal lot of record. The entire site consists of what was originally Lot 1, Charter Southland Hospital, approved by the Commission in 1984 as a one-lot subdivision. That lot was then subdivided into two lots in November, 1985, via Commission approval. At some point thereafter, Lot 1 of that resubdivision was illegally parceled into two parcels, and Lot 2 remained intact as it appears in this application. The applicant now proposes to re-establish the properties into one lot being the same configuration as in the original recording of Charter Southland Hospital Subdivision. All properties within the proposed subdivision are zoned B-1, Buffer Business District.

As the site currently contains two buildings, a Planned Unit Development application would be required to allow multiple buildings on a single building site to be heard in conjunction with the one-lot subdivision application. Therefore, this application should be heldover to the meeting of April 5th to allow the applicant to submit a Planned Unit Development application.

This application is recommended for holdover to the meeting of April 5th to allow the applicant to submit a Planned Unit Development application by March 15th to allow multiple buildings on a single building site, to be heard in conjunction with the one-lot subdivision application.

LOCATOR MAP



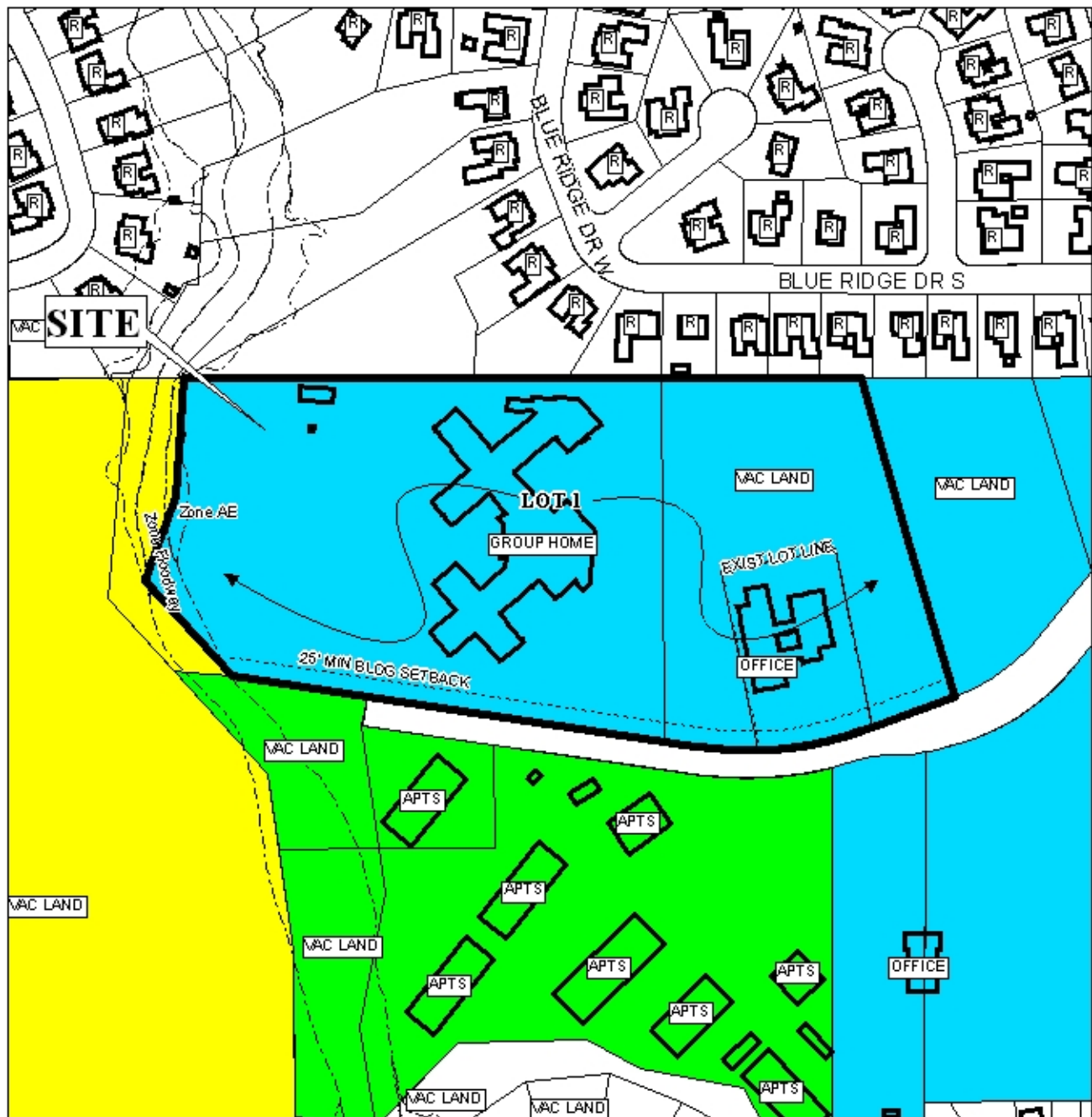
APPLICATION NUMBER 3 DATE March 1, 2012

APPLICANT Charter Southland Hospital Subdivision, Resubdivision of Lot 1, Resubdivision of Lots 1 & 2

REQUEST Subdivision



**CHARTER SOUTHLAND HOSPITAL SUBDIVISION, RESUBDIVISION
OF LOT 1, RESUBDIVISION OF LOTS 1 & 2**



APPLICATION NUMBER 3 DATE March 1, 2012

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



**CHARTER SOUTHLAND HOSPITAL SUBDIVISION, RESUBDIVISION
OF LOT 1, RESUBDIVISION OF LOTS 1 & 2**



APPLICATION NUMBER 3 DATE March 1, 2012

