

SPRINGHILL-LOUISELLE SUBDIVISION, **RESUBDIVISION OF LOT 1**

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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 a legible vicinity map with street names.
- C. Revise the Flood Certificate and the drawing per FEMA LOMR Case # 11-04-2597P (3-12-2012).
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #72) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- G. It is recommended that the applicant provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Lot 1A and 1B are limited to no more than their existing shared curb cuts on Spring Hill Avenue, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Lot 1A is also limited to one curb cut to Mobile Infirmary Boulevard, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required 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 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).

The plat illustrates the proposed 2 lot, 1.5 ± acre subdivision which is located on the Southwest corner of Spring Hill Avenue and Mobile Infirmary Boulevard, in Council District 1. The applicant states that the subdivision is served by city water and sanitary sewer.

This site most recently appeared before the Planning Commission in September 2011 as a 5 lot subdivision. The request was approved; however, the plat was never recorded and the approval has since expired.

The purpose of this application is to create 2 legal lots of record from 1 existing legal lot that was created after approval by the Planning Commission at its July 10, 2003 meeting. The 2003 approval also included a Planned Unit Development application due to multiple buildings on multiple lots, and shared access between lots. For the case at hand, a PUD application was submitted after the Subdivision submittal, and is scheduled for the May 5, 2016 meeting of the Planning Commission.

The proposed Lot 1A is currently developed with a credit union, while the proposed Lot 1B appears to currently serve as an access and maneuvering area for the credit union. The pending PUD site plan depicts redevelopment of Lot 1A.

The site has frontage on both Springhill Avenue and Mobile Infirmary Boulevard. Mobile Infirmary Boulevard is a minor street, provided with curb and gutter, and depicted with existing adequate right-of-way of 58 feet, however, the plat shows the dedication of an additional 11 feet of right-of-way along a portion of the Mobile Infirmary Boulevard frontage: right-of-way dedication along Mobile Infirmary Boulevard was not required when the original lot was created in 2003, thus it is unclear why dedication is being shown for the application at hand. Spring Hill Avenue is a major street and requires a 100 foot right-of-way, and a 104 foot wide right-of-way is depicted on the plat. If dedication is not required, the plat should be revised to remove information regarding dedication.

The proposed lots, as depicted, meet the minimum size and street frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations. The lot sizes are labeled in square feet and acres. If approved, the lot sizes in square feet and acres should be retained on the Final Plat, or the furnishing of a table providing the same information will be required.

The 25' minimum building setback line is depicted on the plat, and should be retained on the Final Plat, if approved.

Access management is a concern, as Spring Hill Avenue is a major street, and the site is located at an intersection. The site has existing curb-cuts to both Spring Hill Avenue and Mobile Infirmary Boulevard. One of the existing curb-cuts to Spring Hill Avenue is shared with the adjacent lot to the West, and as proposed, Lots 1A and 1B would share the other existing curb-cut to Spring Hill Avenue. Of the existing curb-cuts to Mobile Infirmary Boulevard, the Southern-most curb-cut serves an existing driveway that connects across proposed Lot 1A to Lot 1B and the abutting lot to the West, while the second curb-cut appears to serve only proposed Lot 1A. The PUD that will be heard at the May 5, 2016 meeting includes a site plan depicting the redevelopment of Lot 1A, and it appears that one of the existing curb-cuts to Mobile

Infirmary Boulevard will be removed. Therefore, both Lots 1A and 1B should be limited to their existing curb-cuts to Spring Hill Avenue, and Lot 1A should be additionally limited to one curb-cut to Mobile Infirmary Boulevard, with any changes to the size, location and design to be reflected in any approved PUD site plan, and to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.

There appears to be a drainage easement located on the site. A note should be placed on the Final Plat stating no structures shall be constructed or placed within any easements.

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

- 1) retention of the 25' minimum building setback line on the Final Plat;
- 2) revision of the plat to remove any dedication of right-of-way, if dedication is not required;
- 3) revision of the lot sizes in square feet and acres, as necessary for condition number 2;
- 4) placement of a note on the Final Plat stating no structures shall be constructed or placed in any easements;
- 5) placement of a note on the Final Plat stating that both Lots 1A and 1B are limited to their existing curb-cuts to Spring Hill Avenue, and Lot 1A should be additionally limited to one curb-cut to Mobile Infirmary Boulevard, with any changes to the size, location and design to be reflected in any approved PUD site plan, and to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards;
- 6) compliance with Engineering comments: *"The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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 a legible vicinity map with street names. C. Revise the Flood Certificate and the drawing per FEMA LOMR Case # 11-04-2597P (3-12-2012). D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #72) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. G. It is recommended that the applicant provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature."*;
- 7) compliance with Traffic Engineering comments: *"Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Lot 1A and 1B are limited to no more than their existing shared curb cuts on Spring Hill Avenue, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Lot*

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- 8) *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).”;*
- 9) *compliance with Fire 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).” and*
- 10) *Provision of a revised PUD site plan, if necessary, prior to the signing of the final plat.*

Revised for the April 21st meeting:

This application was heldover until the April 21st due to the lack of a quorum to hear the application.

There have been no changes to the request or revisions, thus the previous recommendations stand.

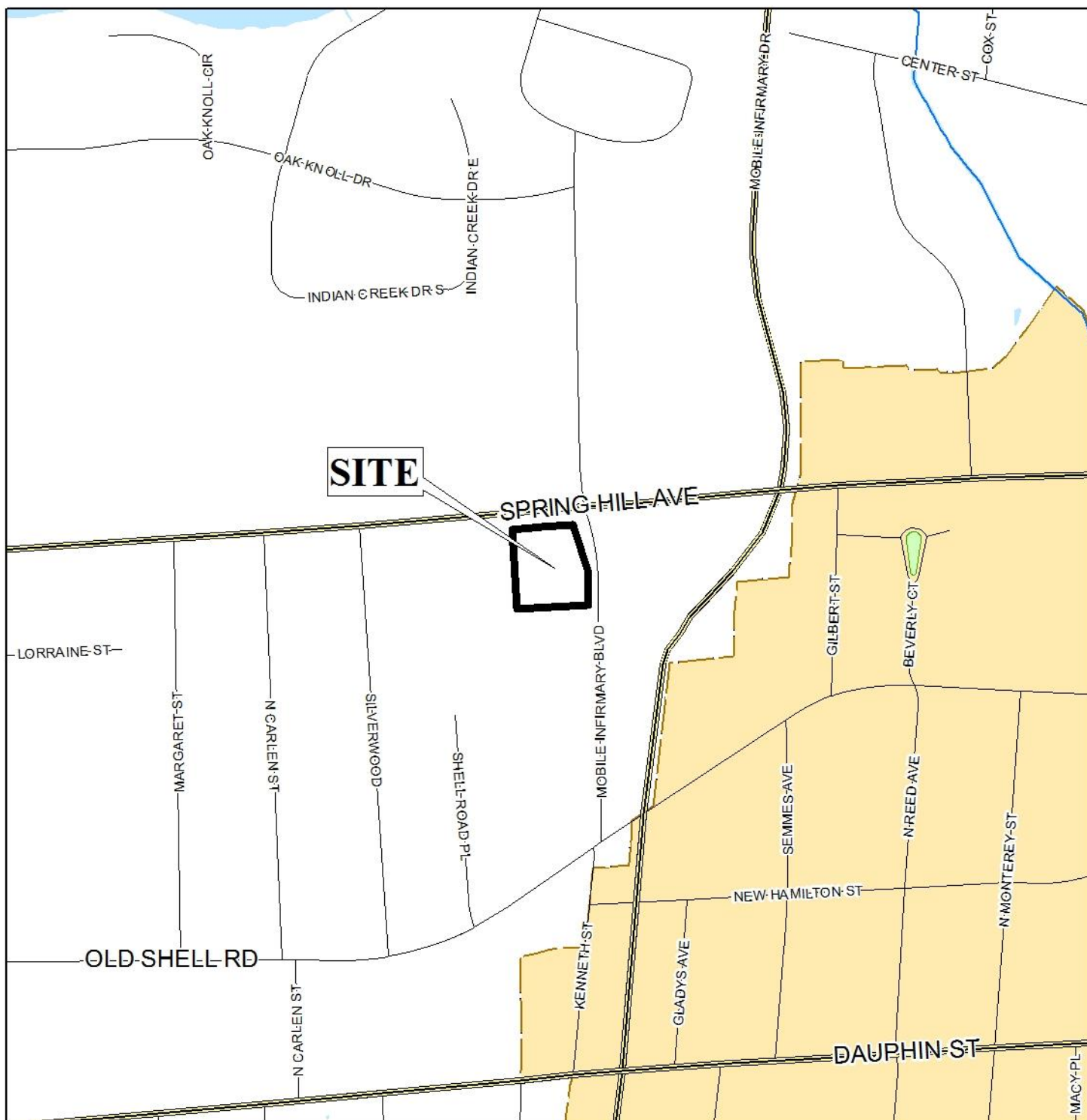
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- 2) *revision of the plat to remove any dedication of right-of-way, if dedication is not required;*
- 3) *revision of the lot sizes in square feet and acres, as necessary for condition number 2;*
- 4) *placement of a note on the Final Plat stating no structures shall be constructed or placed in any easements;*
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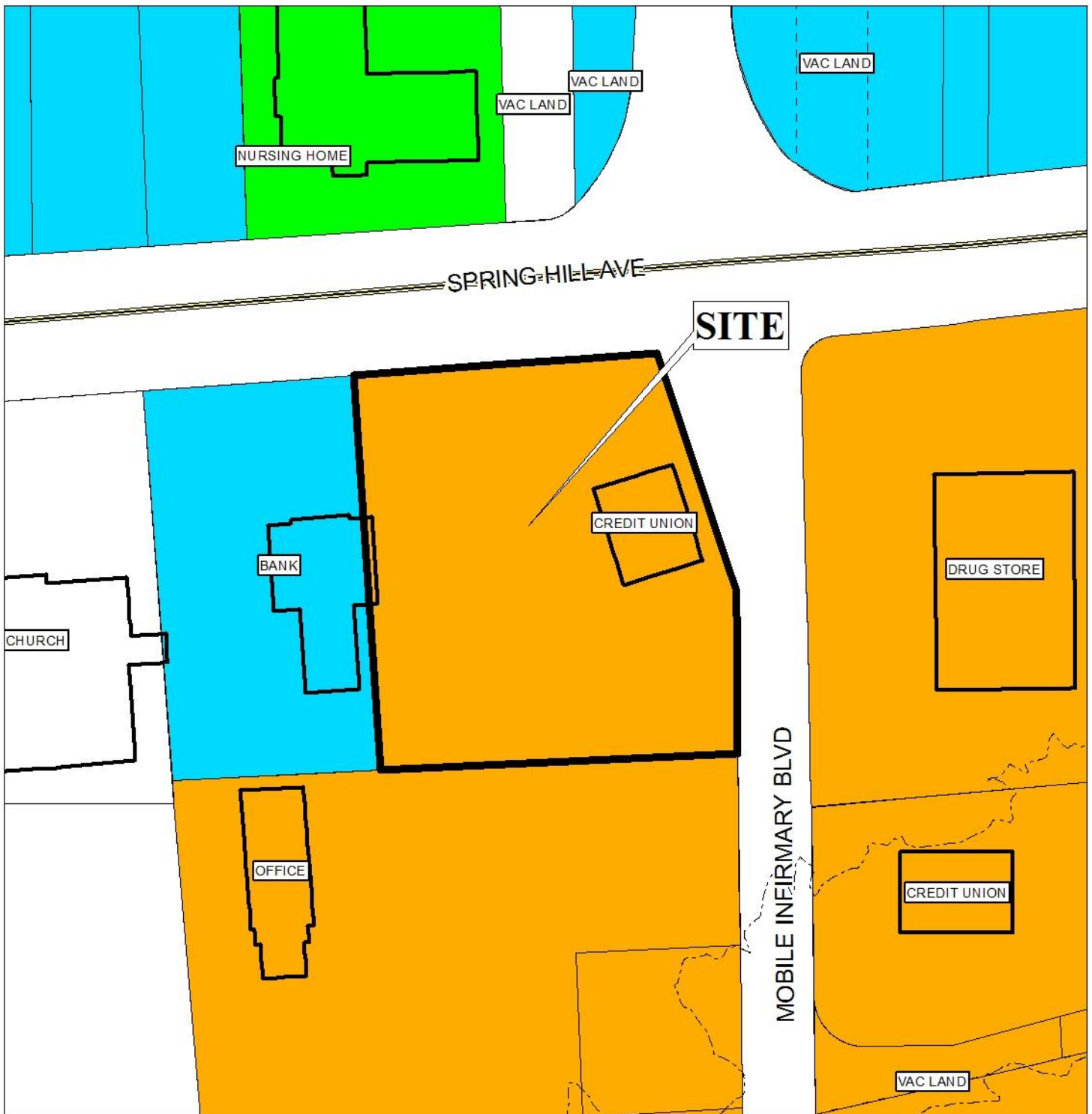
LOCATOR MAP



APPLICATION NUMBER 3 DATE April 21, 2016
 APPLICANT Springhill-Louiselle Subdivision, Resubdivision of Lot 1
 REQUEST Subdivision



SPRINGHILL-LOUISELLE SUBDIVISION RESUBDIVISION OF LOT 1



APPLICATION NUMBER 3 DATE April 21, 2016

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



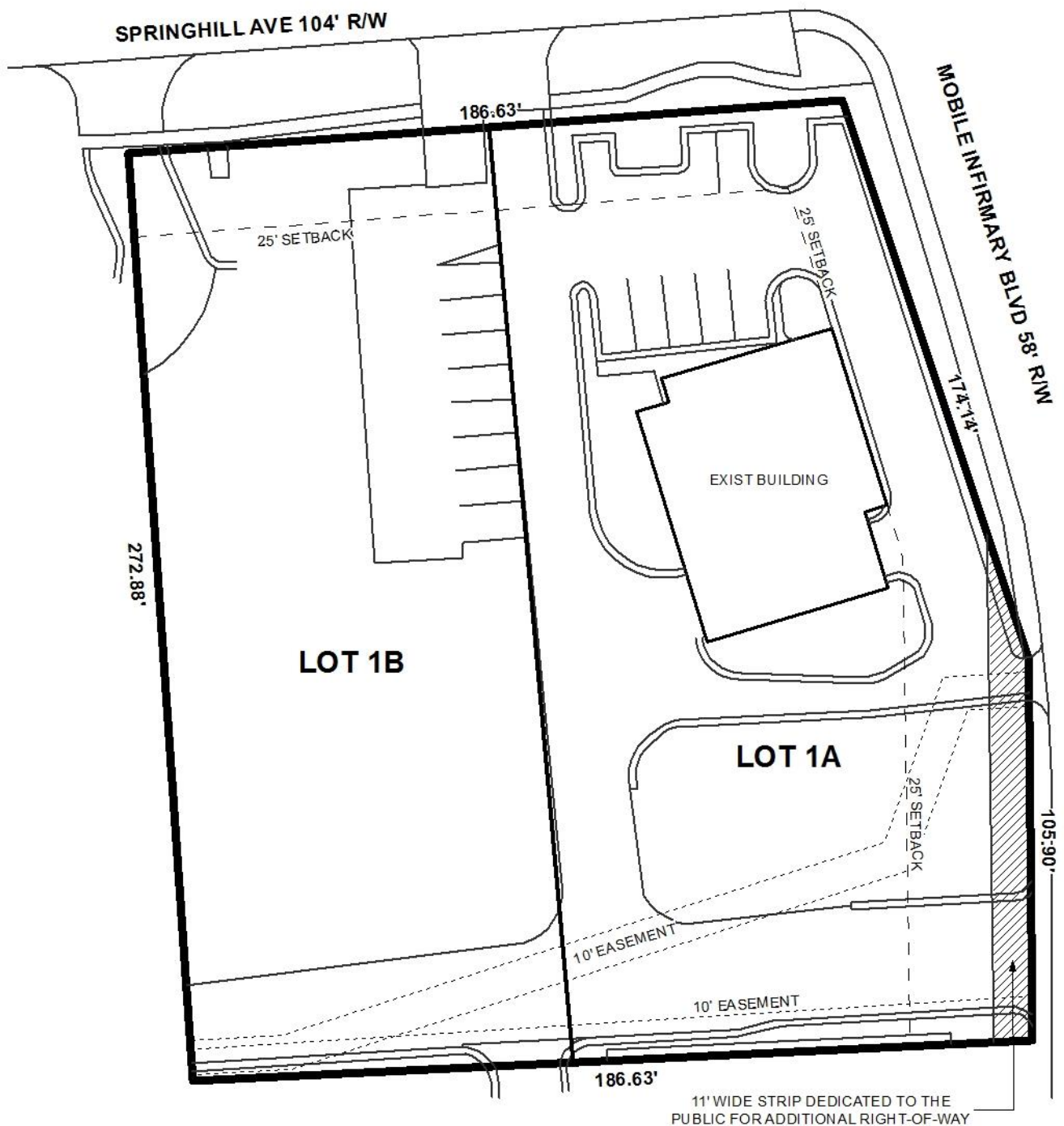
SPRINGHILL-LOUISELLE SUBDIVISION RESUBDIVISION OF LOT 1



APPLICATION NUMBER 3 DATE April 21, 2016



DETAIL SITE PLAN



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