

## **INFIRMARY FOUNDATION SPRING HILL** **SUBDIVISION**

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer:

- A. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #72) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- B. 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.
- C. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information;
- D. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. Add a note that the easternmost driveway curb cut (vacant) shall be removed, the middle driveway curb cut (east side of circular drive) shall be replaced with a commercial curb cut, and any cracked or broken sidewalk panels will be required to be replaced at time of development.
- F. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.

Traffic Engineering Comments: Spring Hill Avenue is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and 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).

Preservation status granted for all 50" and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the proposed buildings, street, and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50" and larger are effected.

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.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS

cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 1 lot, 3.7 ± acre subdivision which is located on the North side of Springhill Avenue, 450' ± West of Mobile Infirmary Boulevard, and is in Council District 1. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a legal lot of record from an existing metes-and-bounds parcel. The applicant was required as a condition of the rezoning of the site from an R-1 to a B-1 District, as approved by the City Council at its September 18, 2012 meeting.

The site fronts Spring Hill Avenue, a planned major street as shown on the Major Street Plan Component of the Comprehensive Plan. Springhill Avenue is depicted with an adequate 100-foot right-of-way, thus no dedication is required.

The site has two existing curb-cuts. There is an existing circular driveway, which necessitates both curb-cuts. If approved, a note should be placed on the Final Plat stating that the lot is limited to two curb-cuts onto Spring Hill Avenue with size, design, and location to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards.

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

The lot size is illustrated in square feet and acres on the preliminary plat and should be retained on the Final Plat, if approved.

It should be noted, due to the fact the site abuts residential property, a 6' high 10' wide vegetation buffer or 6' high wooden privacy fence will be required along the western and northern perimeter of the site.

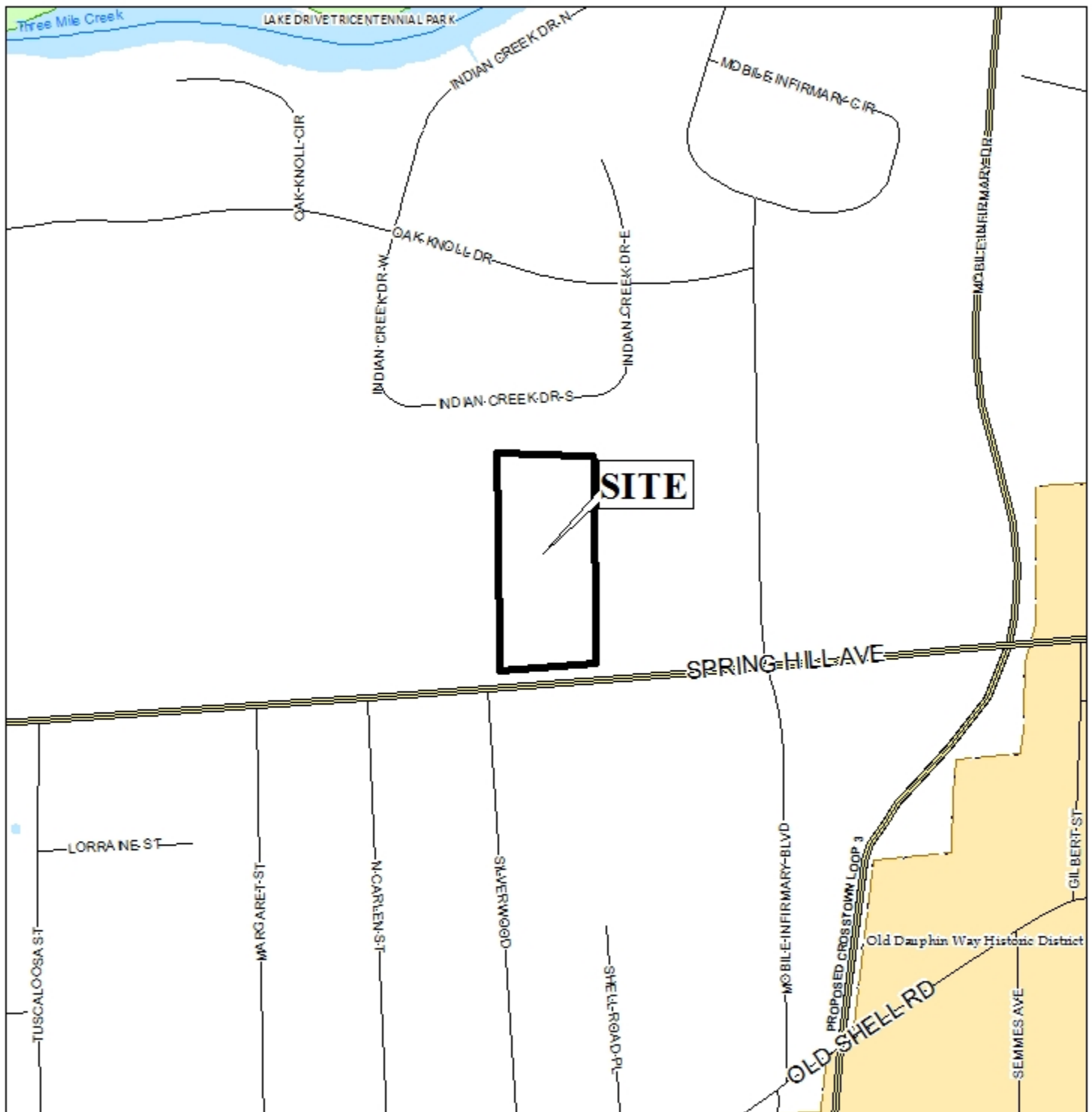
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

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

- 1) placement of a note on the final plat stating that a buffer in compliance with Section V.A.8. of the Subdivision Regulations will be required;
- 2) placement of a note on the Final Plat stating the lot is limited to two curb-cuts onto Spring Hill Avenue, with the size, design, and location to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;
- 3) retention of the 25' minimum building setback line on the Final Plat;
- 4) retention of the lot size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;

- 5) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species.
- 6) compliance with Engineering comments: *“The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #72) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. B. 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. C. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information; D. Provide the Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note that the easternmost driveway curb cut (vacant) shall be removed, the middle driveway curb cut (east side of circular drive) shall be replaced with a commercial curb cut, and any cracked or broken sidewalk panels will be required to be replaced at time of development. F. Remove the County Engineer’s signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.”;*
- 7) compliance with Traffic Engineering comments: *“Spring Hill Avenue is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.”;*
- 8) compliance with Urban Forestry: *“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). Preservation status granted for all 50” and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the proposed buildings, street, and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50” and larger are effected.”;* and
- 9) compliance with Fire 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. ”*

# LOCATOR MAP



APPLICATION NUMBER 5 DATE April 17, 2014

APPLICANT Infirmary Foundation Spring Hill Subdivision

REQUEST Subdivision



# INFIRMARY FOUNDATION SPRING HILL SUBDIVISION



APPLICATION NUMBER 5 DATE April 17, 2014

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





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