

CEFCO SPRINGHILL MOBILE SUBDIVISION

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. Show the location, width, and purpose of existing and proposed easements.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Provide a legible legend.
- E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- F. Provide the Surveyor's Certificate and Signature.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. 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.
- I. 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.
- J. 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.
- K. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- L. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Springhill Avenue (US Highway 98) is an ALDOT maintained roadway. Site is limited to no more than one curb cut per street frontage, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any 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 61-929 and City Code Chapters 57 and 64. Preservation status is to be given to the 66 inch Live Oak tree. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Tree protection barriers shall be placed a distance of 10 feet around the Live Oak prior to land disturbance and during construction activities, and no site development may occur within 5 feet the Live Oak, per Section 64-4.H.5. of the Zoning Ordinance. The 9 overstory trees and 2 understory trees planted for compliance with the 2008 Planned Unit Development must be retained on the site, however, they may be relocated on the site with the appropriate permits.

Removal of trees in the right-of-way will require an application to and approval by the Mobile Tree Commission.

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 Comments.

The plat illustrates the proposed 1-lot, 1.4± acre subdivision which is located at the Northwest corner of Springhill Avenue and Mobile Street within Council District 1. The applicant states that the subdivision is served by city water and sanitary sewer. The purpose of this application is to create one legal lot of record from two legal lots of record.

A portion of the proposed site appeared before the Board of Zoning Adjustments' June 6, 1983 meeting, in which the Board denied the applicant's use variance request to allow a mobile home on site. Approximately one month later at the July 7, 1983 meeting, the Board approved the applicant's front yard setback variance request to allow the erection of a canopy for a service station.

A separate portion of the proposed site first appeared before the Planning Commission's August 21, 2008 meeting, where the applicant sought Planned Unit Development approval to allow two buildings on a single building site, and Subdivision approval to combine three legal lots of record and a vacated alley into one legal lot of record; however, the application was heldover for further review in order to allow the applicant an opportunity to provide additional information regarding the site. At its September 18, 2008 meeting, the Commission approved the applicant's request to allow two buildings on a single building site, and Subdivision approval to combine three legal lots of record and a vacated alley into one legal lot of record. Also, at its meeting on March 5, 2009 meeting, the Planning Commission denied the applicant's request for a sidewalk waiver. Since this meeting, a sidewalk has been installed along Mobile Street with one-curb cut for ingress and egress onto this portion of the site.

The proposed lot fronts both Springhill Avenue and Mobile Street. Springhill Avenue, a planned major street as shown on the Major Street Plan Component of the Comprehensive Plan, requires a 100' right-of-way width. Mobile Street is a proposed major street with curb and gutter that requires a right-of-way width of 80': dedication was not required in 2008 due to the impact it would have on an existing structure. As complete redevelopment of the site is proposed, dedication to provide 40' from the centerline along Mobile Street should now be required. No additional right-of-way will be required along Springhill Avenue.

Being that the subject site has frontage along both Springhill Avenue and Mobile Street, the applicant must ensure that the property lines at this intersection provide a compliant curb radius. The Final Plat, if approved, should be revised to illustrate a dimensioned curb radius in compliance with Section V.D.6. of the Subdivision Regulations.

The Subdivision Regulations require a minimum distance of 25' setback from the front property line to all buildings on site. The plat depicts a minimum setback line distance of 25' along

Springhill Avenue; however only a minimum setback line distance of 20' is shown along Mobile Street, which is allowed by the Zoning Ordinance.

Because the proposed Subdivision will result in a lot with multiple structures, the applicant should either submit a Planned Unit Development application, or demolish some of the existing structures so only one remains.

Springhill Avenue is an ALDOT managed facility. As a means of access management, a note should be placed on the Final Plat stating that the proposed lot is limited to one curb cut to Springhill Avenue and one curb cut to Mobile Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The preliminary plat does not depict the proposed lot size in square feet or in acres as required by Section V.D.2. of the Subdivision Regulations. This information should be indicated on the Final Plat, if approved.

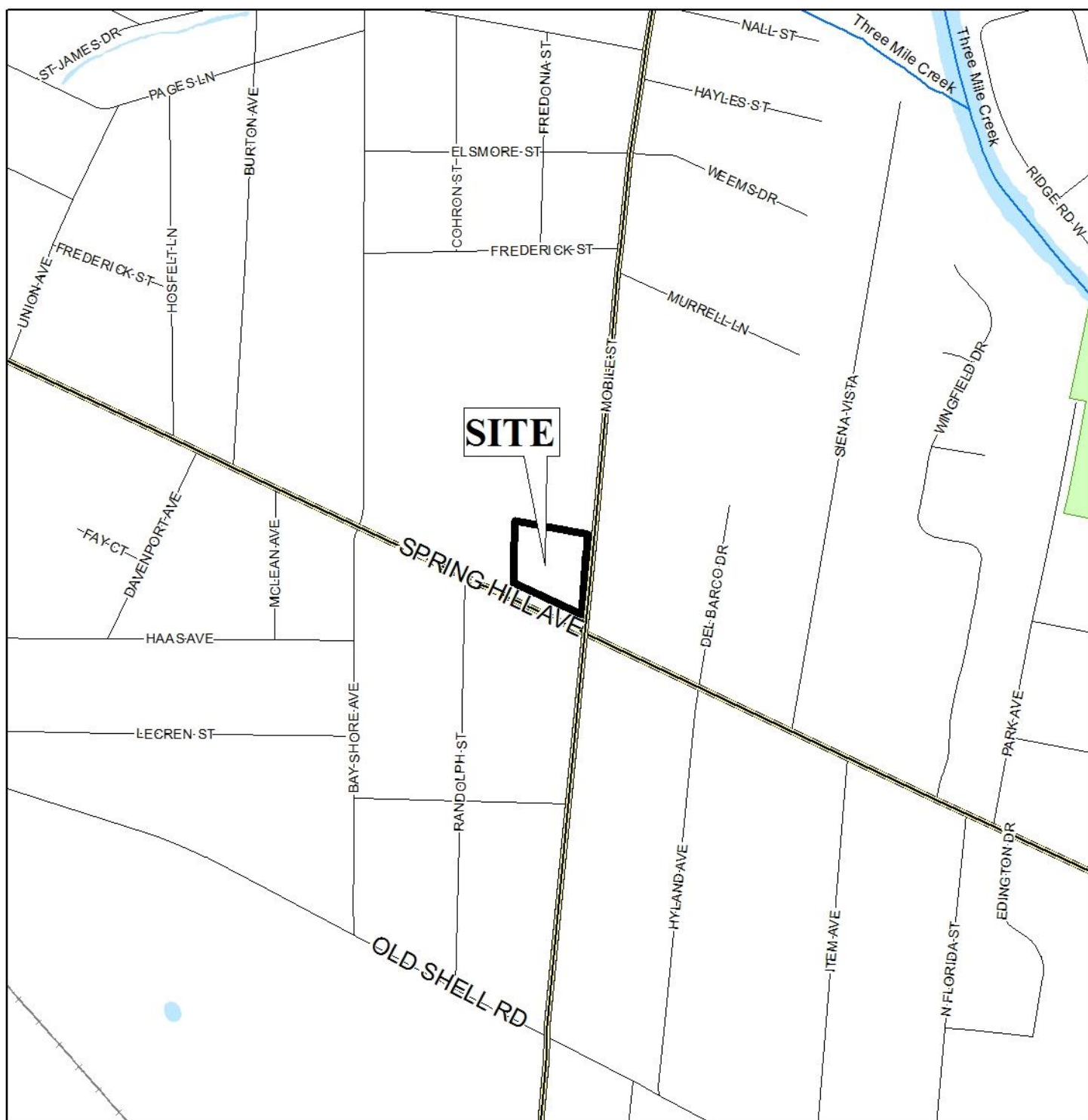
Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Dedication to provide 40' from the centerline of Mobile Street;
- 2) Illustration of the 25' minimum building setback line along Springhill Avenue;
- 3) Revision of the 20' minimum building setback line along Mobile Street to reflect dedication;
- 4) Revision of the plat to provide a dimensioned curb radius in compliance with Section V.D.6. of the Subdivision Regulations.
- 5) Placement of a note on the Final Plat stating that the lot is limited to one curb cut to both Springhill Avenue and Mobile Street, with the size, location and design to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;
- 6) Revision of the Final Plat to depict the lot size in square feet and in acres;
- 7) 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. Show the location, width, and purpose of existing and proposed easements. C. Provide and label the monument set or found at each subdivision corner. D. Provide a legible legend. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. 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. I. 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. J. 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. K. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. L. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 8) *Compliance with Traffic Engineering comments (Springhill Avenue (US Highway 98) is an ALDOT maintained roadway. Site is limited to no more than one curb cut per street frontage, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any 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.);*
- 9) *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 61-929 and City Code Chapters 57 and 64. Preservation status is to be given to the 66 inch Live Oak tree. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Tree protection barriers shall be placed a distance of 10 feet around the Live Oak prior to land disturbance and during construction activities, and no site development may occur within 5 feet the Live Oak, per Section 64-4.H.5. of the Zoning Ordinance. The 9 overstory trees and 2 understory trees planted for compliance with the 2008 Planned Unit Development must be retained on the site, however, they may be relocated on the site with the appropriate permits. Removal of trees in the right-of-way will require an application to and approval by the Mobile Tree Commission.); and*
- 10) *Placement of a note and compliance with 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).); and,*
- 11) *Either submittal of a Planned Unit Development application, or obtain demolition permits for all but one structure prior to signing the Final Plat.*

LOCATOR MAP



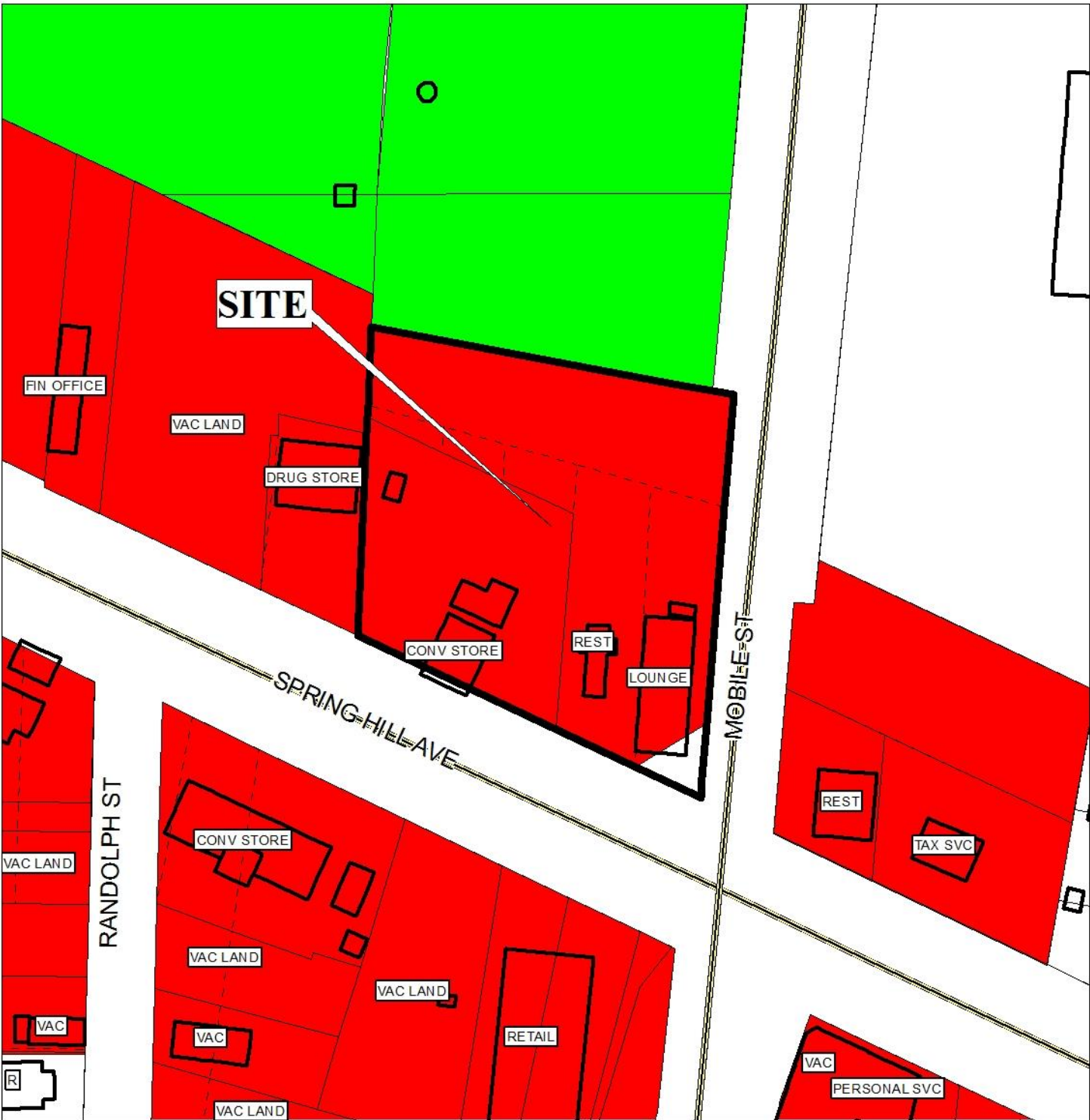
APPLICATION NUMBER 6 DATE January 7, 2016

APPLICANT CEFCO Springhill Mobile Subdivision

REQUEST Subdivision



CEFCO SPRINGHILL MOBILE SUBDIVISION



APPLICATION NUMBER 6 DATE January 7, 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



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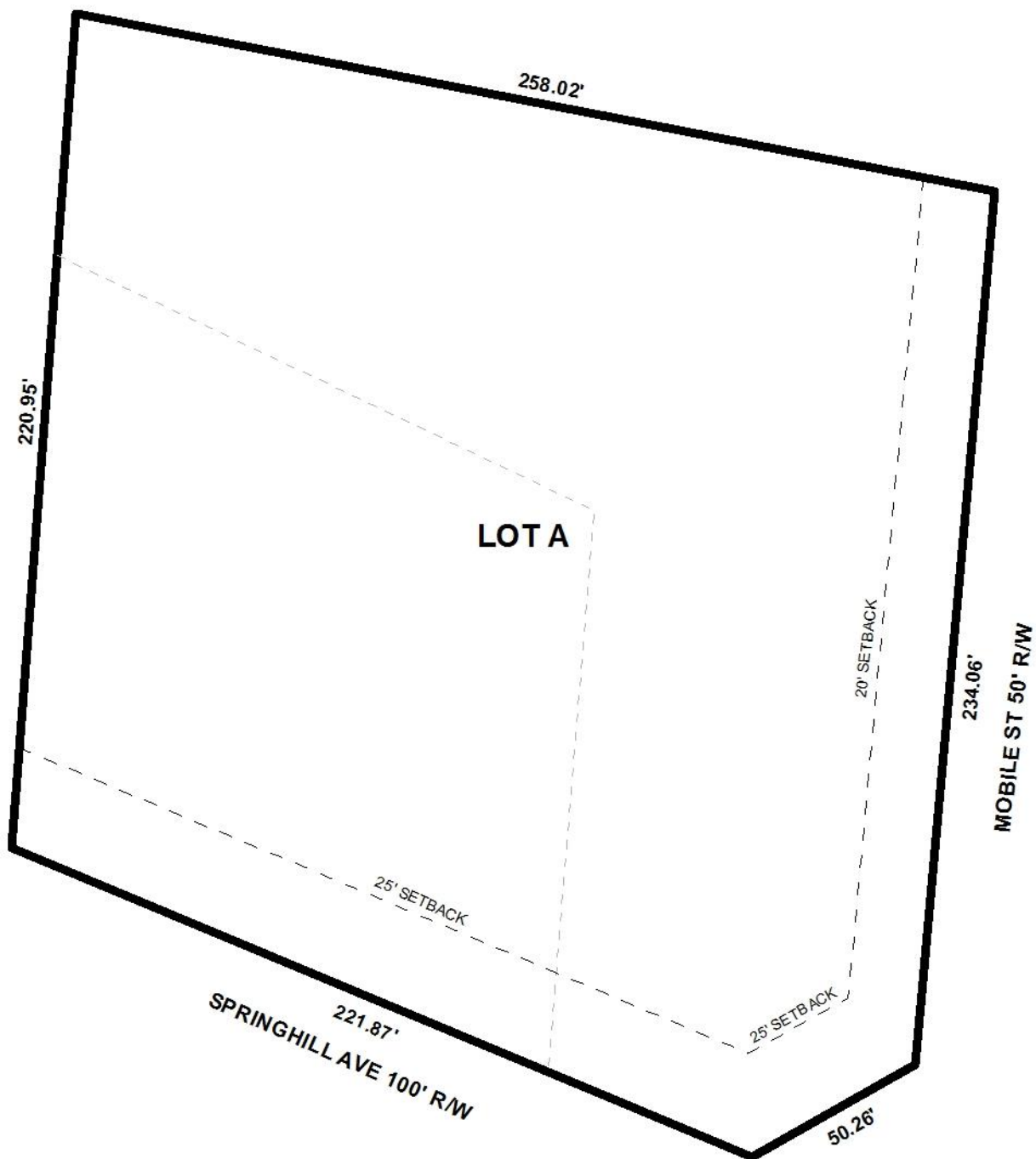


APPLICATION NUMBER 6 DATE January 7, 2016



NTS

DETAIL SITE PLAN



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