

## **NEW SPRINGHILL ESTATES SUBDIVISION, UNIT 2** **RESUBDIVISION OF LOT 26**

Engineering Comments: *Must comply with all storm water and flood control ordinances. Detention must be provided for any increase in impervious area added to the site since 1984 in excess of 4000 square feet. If detention is required, the location of the detention system shall be shown on the final plat. Any work performed in the right of way will require a right of way permit.*

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 0.3± acre, 1 lot subdivision, which is located at the Southeast corner of Carmel Drive North and Ursuline Drive, in City Council District 7. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to re-subdivide an existing lot of record to amend a recorded setback.

The site fronts Carmel Drive North (to the North) and Ursuline Drive (to the West), both minor streets with sufficient rights-of-way; no dedication is required.

The site has approximately 114' and 169' of frontage along Carmel Drive North and Ursuline Drive respectively. The site is currently developed and accessed from Ursuline Drive; so as a means of access management, the site should be denied direct access to Carmel Drive North and limited to the one existing curb cut to Ursuline Drive.

The subject lot was originally recorded with a 40' minimum building setback line from both streets. The applicant now wishes to amend the setback from Ursuline Drive only. As illustrated on the plat, the applicant is proposing a laundry / carport addition to the existing structure, which will be 20' from Ursuline Drive. Given the configuration of the subject site, Section 64-4.D.3 of the Zoning Ordinance allows a side street setback of no more than 20', which should provide the Commission enough justification in approving the applicant's request.

It should be noted that the applicant has illustrated 10' setback lines along the South and East property lines, which exceeds the minimum setback of 8'.

Furthermore, the recorded plat for New Springhill Estates Subdivision, Unit 2, depicts a 7.5' Utility and Drainage Easement along the South and East property lines of the subject lot, which is not illustrated on the preliminary plat. The applicant should revise the plat accordingly.

There appears to be an adequate radius at the intersection of Carmel Drive North and Ursuline Drive; however, the applicant should revise the site plan to illustrate compliance with Section V.B.16 of the Subdivision Regulations.

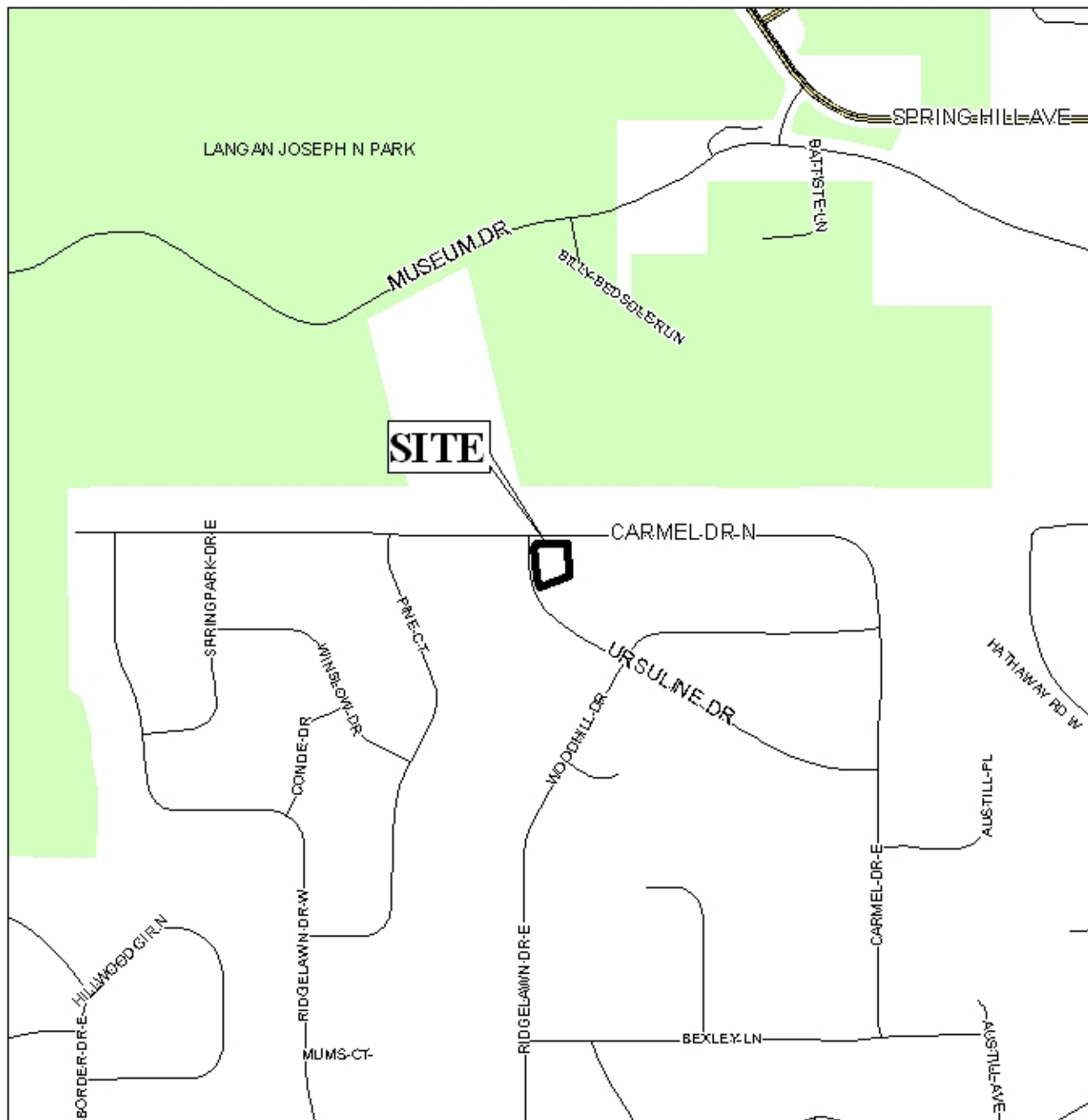
It appears that the lot meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the plat to label the lot with its size in square feet, or provide a table on the plat with the same information.

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, this application meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the plat stating that the site is denied direct access to Carmel Drive North and limited to one curb cut to Ursuline Drive, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards;
- 2) labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 3) revision of the plat to illustrate a 7.5' Utility and Drainage easement along the South and East property lines;
- 4) placement of a note on the final plat stating that no construction is allowed within the Utility and Drainage easement;
- 5) depiction of an adequate radius at the intersection of Carmel Drive North and Ursuline Drive;
- 6) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 7) compliance with Engineering comments: *(Must comply with all storm water and flood control ordinances. Detention must be provided for any increase in impervious area added to the site since 1984 in excess of 4000 square feet. If detention is required, the location of the detention system shall be shown on the final plat. Any work performed in the right of way will require a right of way permit).*

## LOCATOR MAP



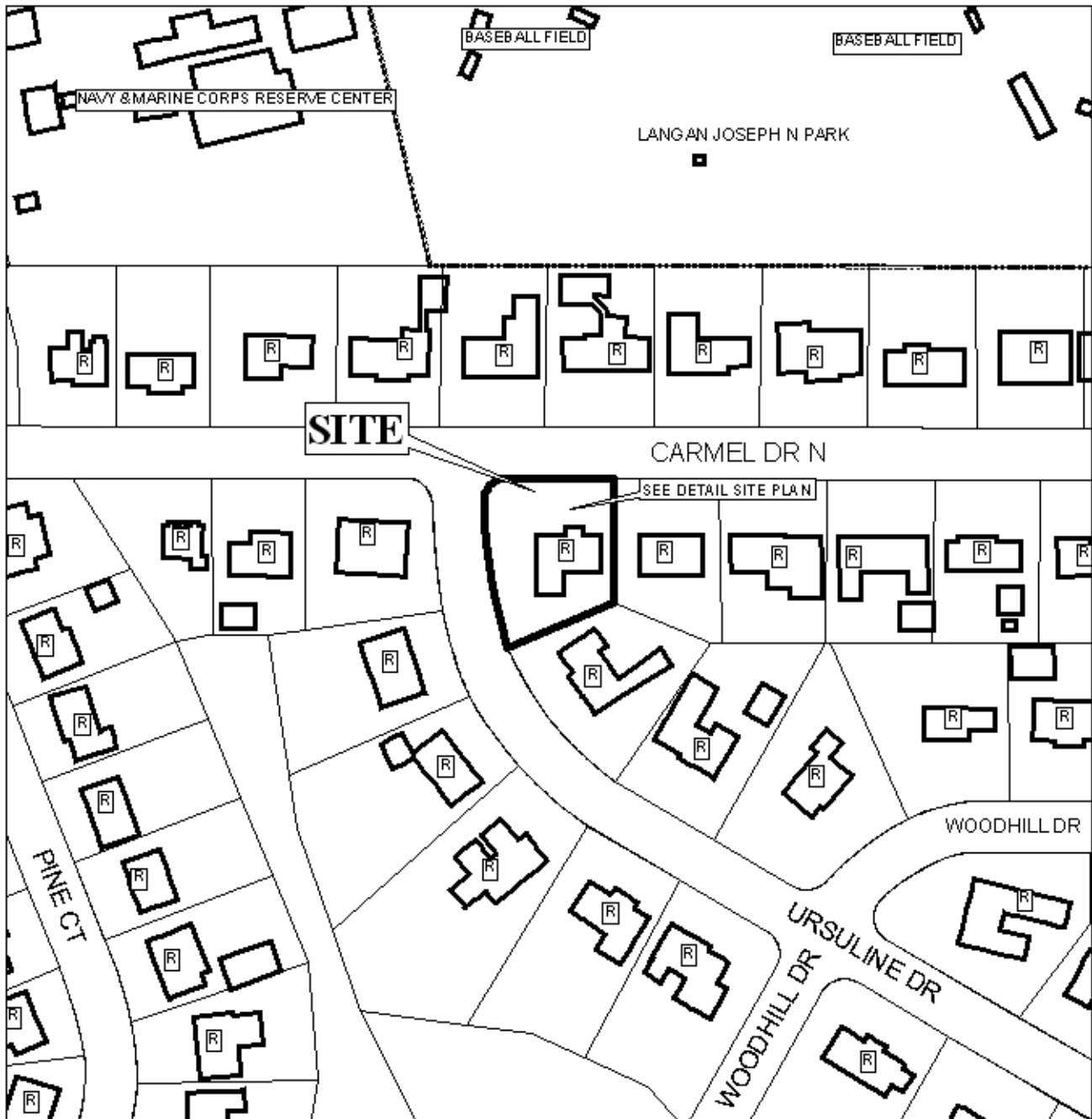
APPLICATION NUMBER 7 DATE August 20, 2009

APPLICANT New Springhill Estates Subdivision Unit 2, Resubdivision of Lot 26

REQUEST Subdivision


















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APPLICATION NUMBER 7 DATE August 20, 2009

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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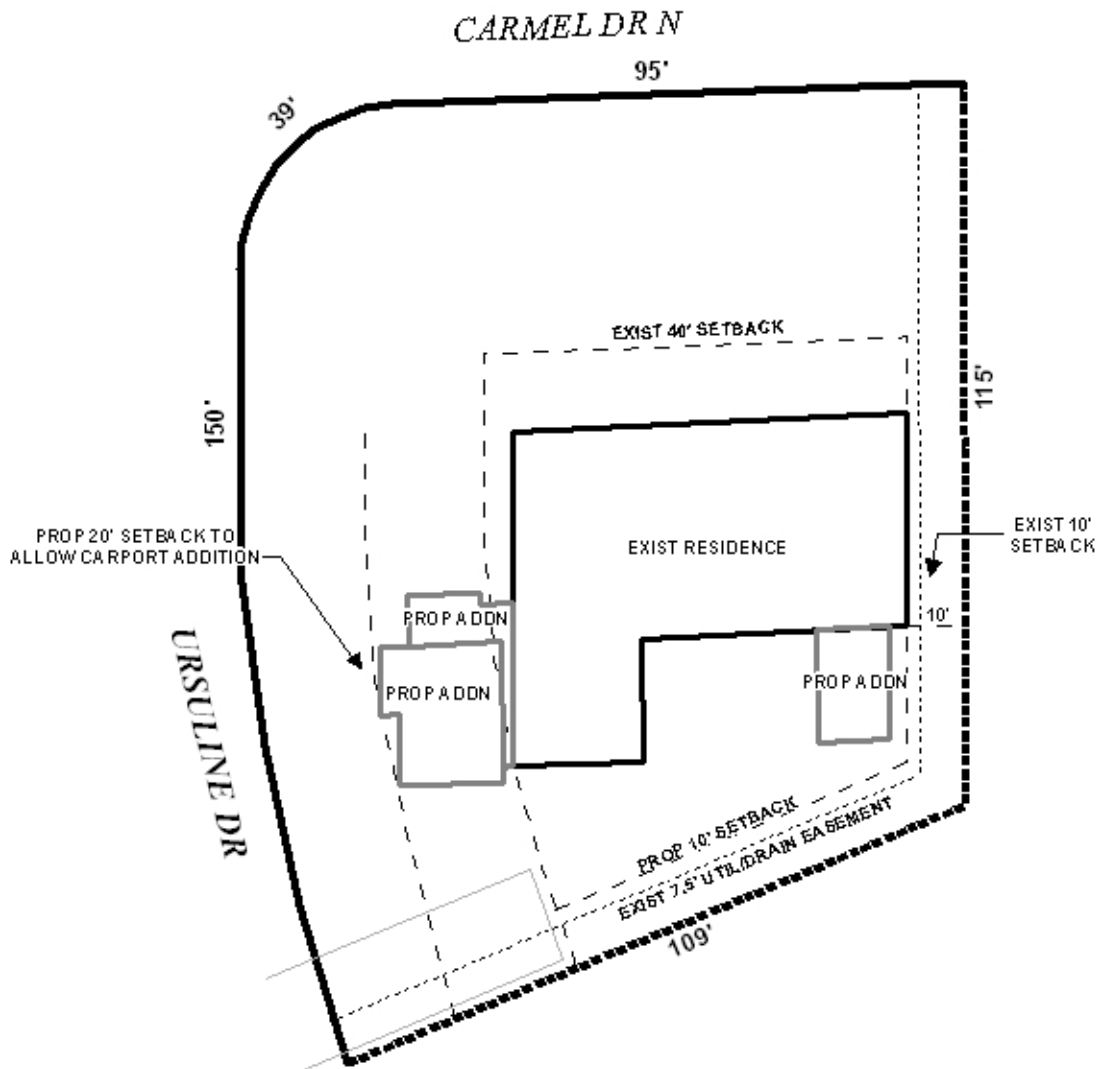
**NEW SPRINGHILL ESTATES SUBDIVISION  
UNIT 2, RESUBDIVISION OF LOT 26**



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## DETAIL SITE PLAN



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