

HAIMAN BELTLINE SUBDIVISION,
RESUBDIVISION OF LOT 2,
RESUBDIVISION OF LOT 2

Engineering Comments: It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. 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.

The plat illustrates the proposed 4.4 acre \pm , 2 lot subdivision which is located on the Southeast corner of Springhill Memorial Drive South and Springhill Memorial Place, and is in Council District 5. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide one lot into two lots. The lot being subdivided was created as part of a 2-lot, 6.6 acre subdivision approved by the Planning Commission at its December 4, 1980 meeting. The site is currently undeveloped.

The site fronts onto Springhill Memorial Drive and Springhill Memorial Place, both minor streets with adequate rights-of-way. As one of the proposed lots will be a corner lot, and as Springhill Memorial Place is a cul-de-sac, access management is a concern. Proposed Lot 1, the corner lot, should be limited to two (2) curb-cuts onto Springhill Memorial Drive (where it has 387 feet of frontage), and one (1) curb-cut onto Springhill Memorial Place. Proposed Lot 2 should be limited to one (1) curb-cut onto Springhill Memorial Place. The size, design and location of all curb-cuts are to be approved by Traffic Engineering and conform to AASHTO standards.

The site may contain wetlands, based upon National Wetlands Inventory data. The potential presence of wetlands indicate that the area may be environmentally sensitive; therefore, the

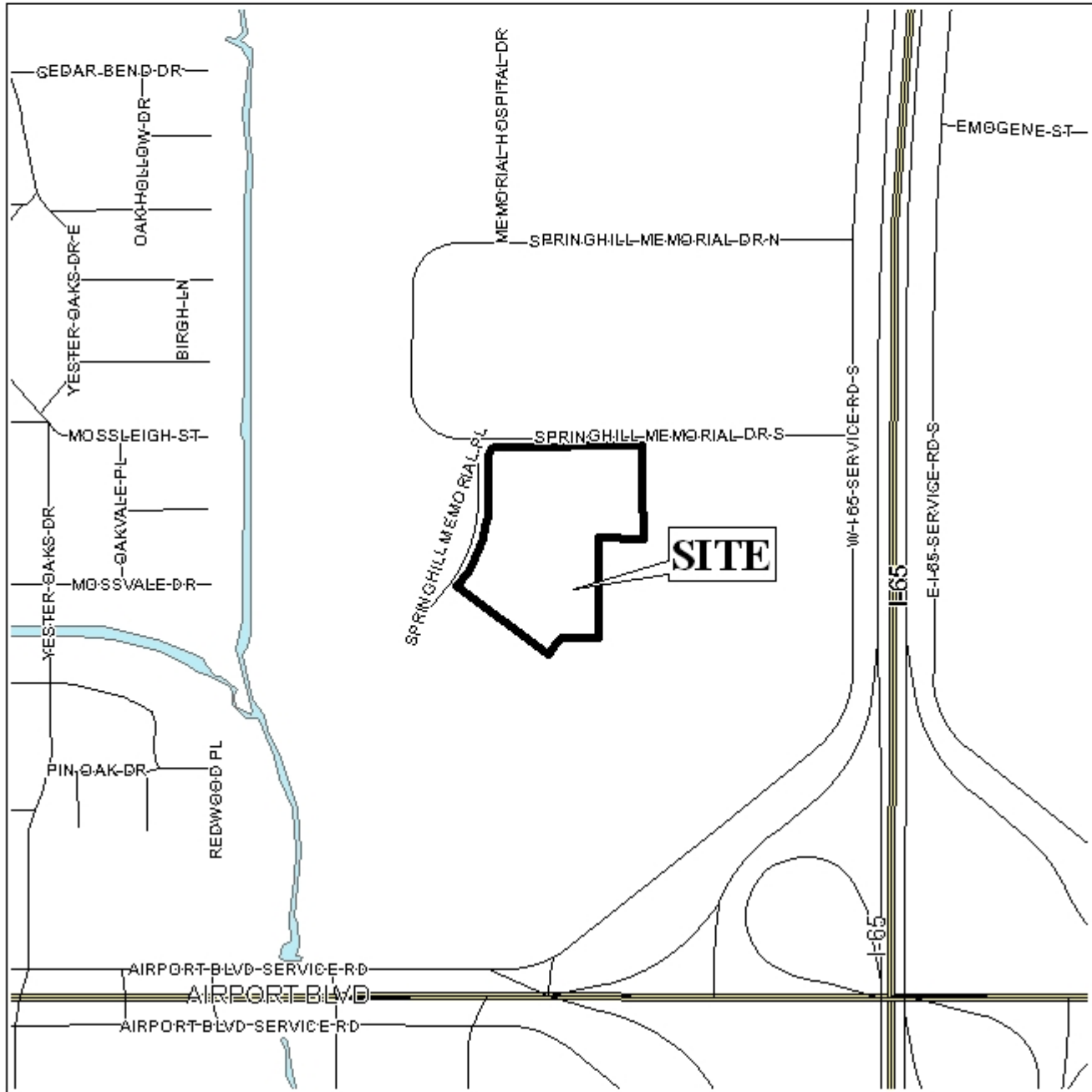
approval of all applicable Federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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

- 1) Compliance with Engineering comments (*It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit*);
- 2) Placement of a note on the plat stating that Lot 1 is limited to two (2) curb-cuts onto Springhill Memorial Drive and one (1) curb-cut onto Springhill Memorial Place, that Lot 2 is limited to one (1) curb-cut onto Springhill Memorial Place, and that the size, design and location of all curb-cuts are to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 4) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and
- 5) The labeling of the lots with their size in square feet (in addition to the size in acres).

LOCATOR MAP



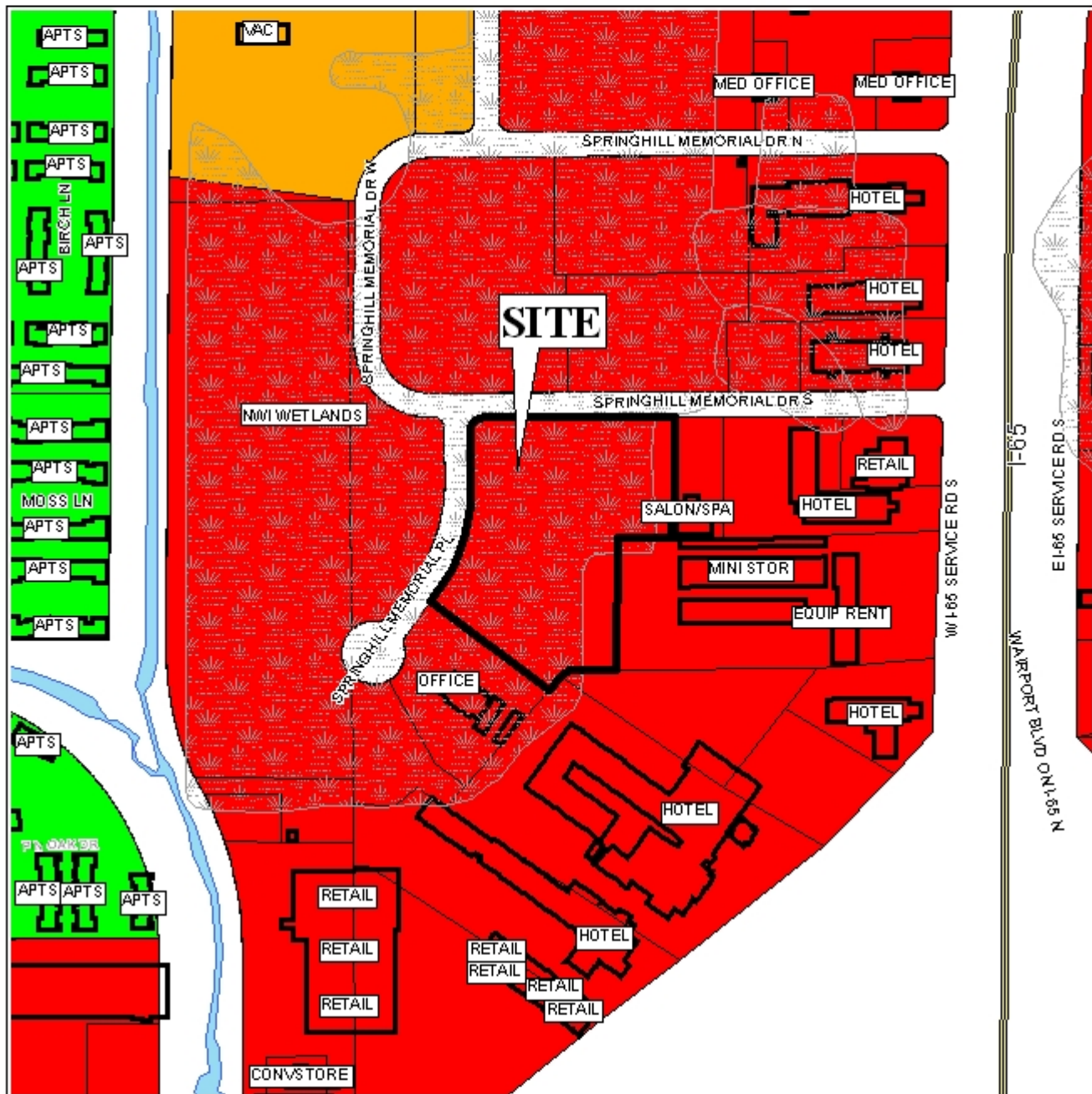
APPLICATION NUMBER 8 DATE December 20, 2007

APPLICANT Haman Beltline Subdivision, Resubdivision of
Lot 2, Resubdivision of Lot 2

REQUEST Subdivision



NTS



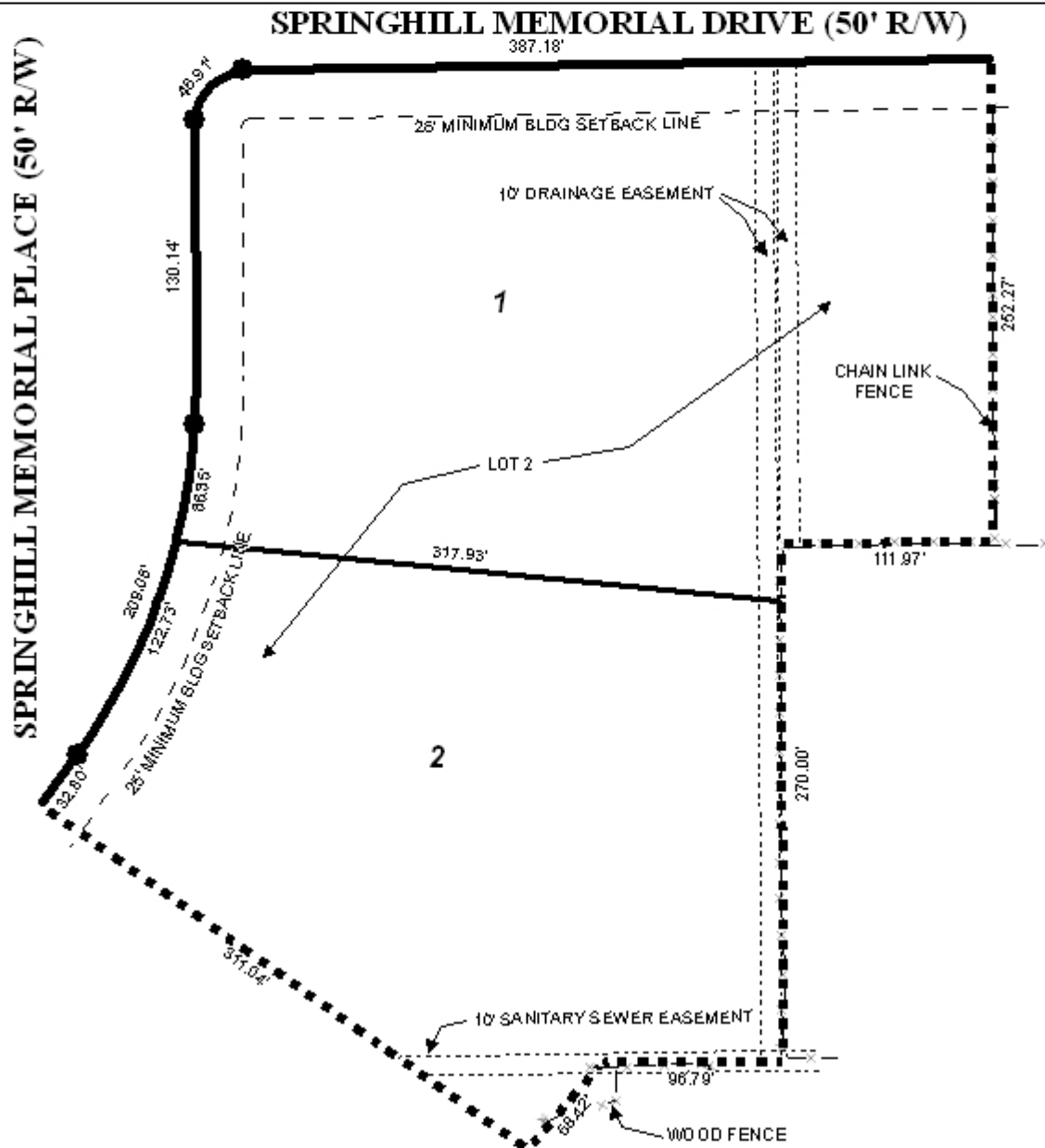
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LEGEND

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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DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE December 20, 2007
 APPLICANT Harman Beltline Subdivision, Resubdivision of
Lot 2, Resubdivision of Lot 2
 REQUEST Subdivision



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