

SPRING HILL BUSINESS PARK SUBDIVISION, PHASE TWO

Engineering Comments: Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. 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 show 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.

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 3.8± acre, 1 lot subdivision, which is located at the West terminus of Springhill Business Park, extending to the South side of South Avenue, 245'± West of West I-65 Service Road North. The applicant states the site is served by public water and sanitary system.

The purpose of this application is to create a legal lot from a metes and bounds parcel. The parcel was included in the original Spring Hill Business Park Subdivision of 1992 however, only four of the eight lots were recorded at that time. This application includes the remainder of the parcel.

It appears from the plat submitted that Spring Hill Business Park is approximately 206' in length and dead ends into proposed Lot 1. According to the 2003 International Fire Code, streets longer than 150' are required to have a cul de sac of appropriate size for fire trucks to turn around. It should also be noted that the original subdivision plan submitted in 1992 included a cul de sac. The plat should be revised to include a cul de sac where Spring Hill Business Park dead ends into proposed Lot 1. The 25' minimum building setback line should also be revised accordingly.

Proposed Lot 1 would have approximately 323' of frontage along South Avenue however; due to the residential nature of the street, a note should be placed on the final plat stating that Lot 1 is denied access to South Avenue.

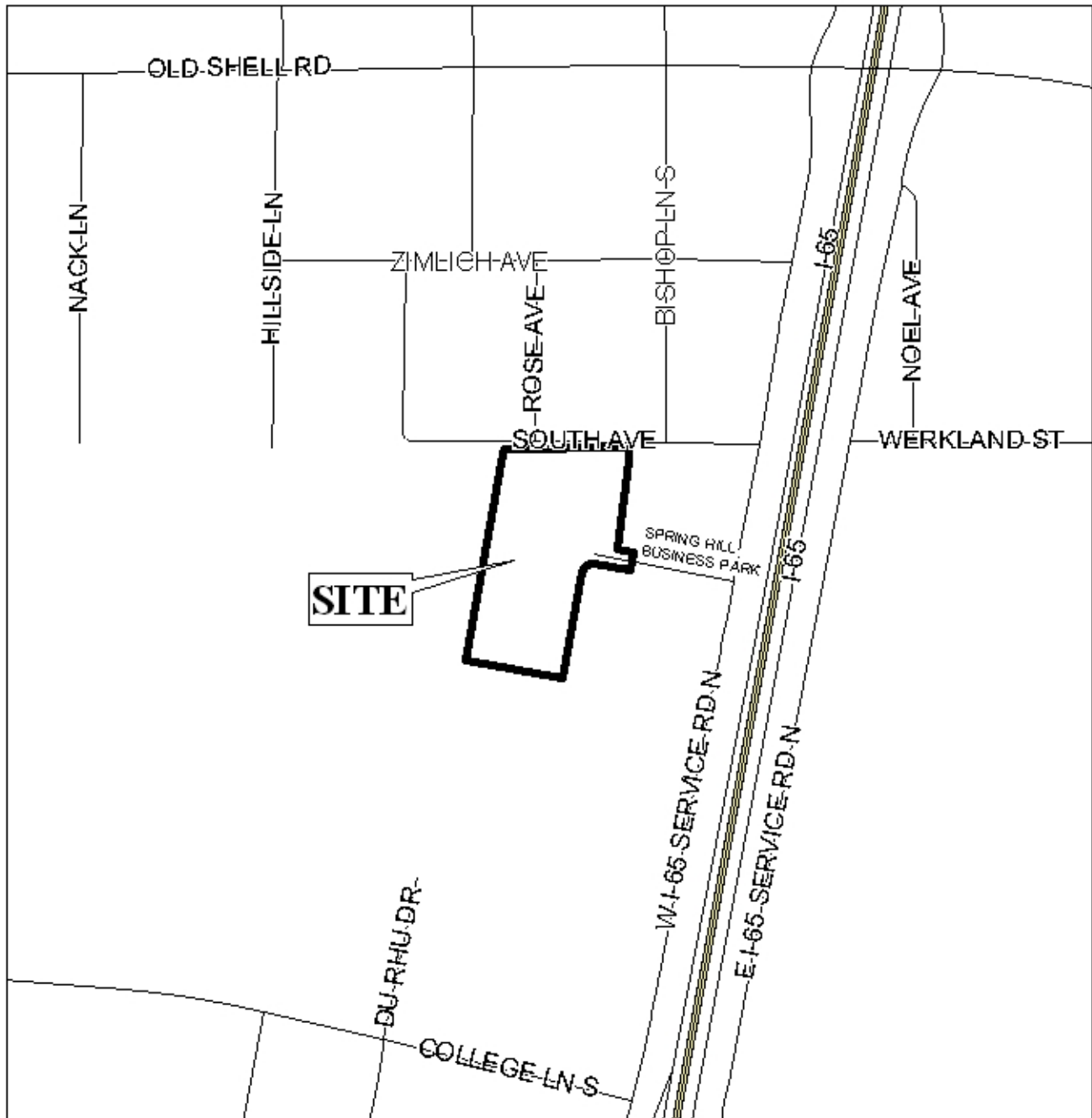
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-

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 is recommended for a Tentative Approval subject to the following conditions:

- 1) Revision of the plat to include construction and dedication of a compliant cul de sac where Spring Hill Park dead ends into proposed Lot 1;
- 2) Revision of the plat to show a 25' minimum building setback line back from all new street frontages;
- 3) Placement of a note on the final plat stating that Lot 1 is denied access to South Avenue; and
- 4) Placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, if any, prior to the issuance of any permits or land disturbance activities

LOCATOR MAP



APPLICATION NUMBER 11 DATE December 18, 2008
APPLICANT Spring Hill Business Park Subdivision, Phase Two
REQUEST Subdivision

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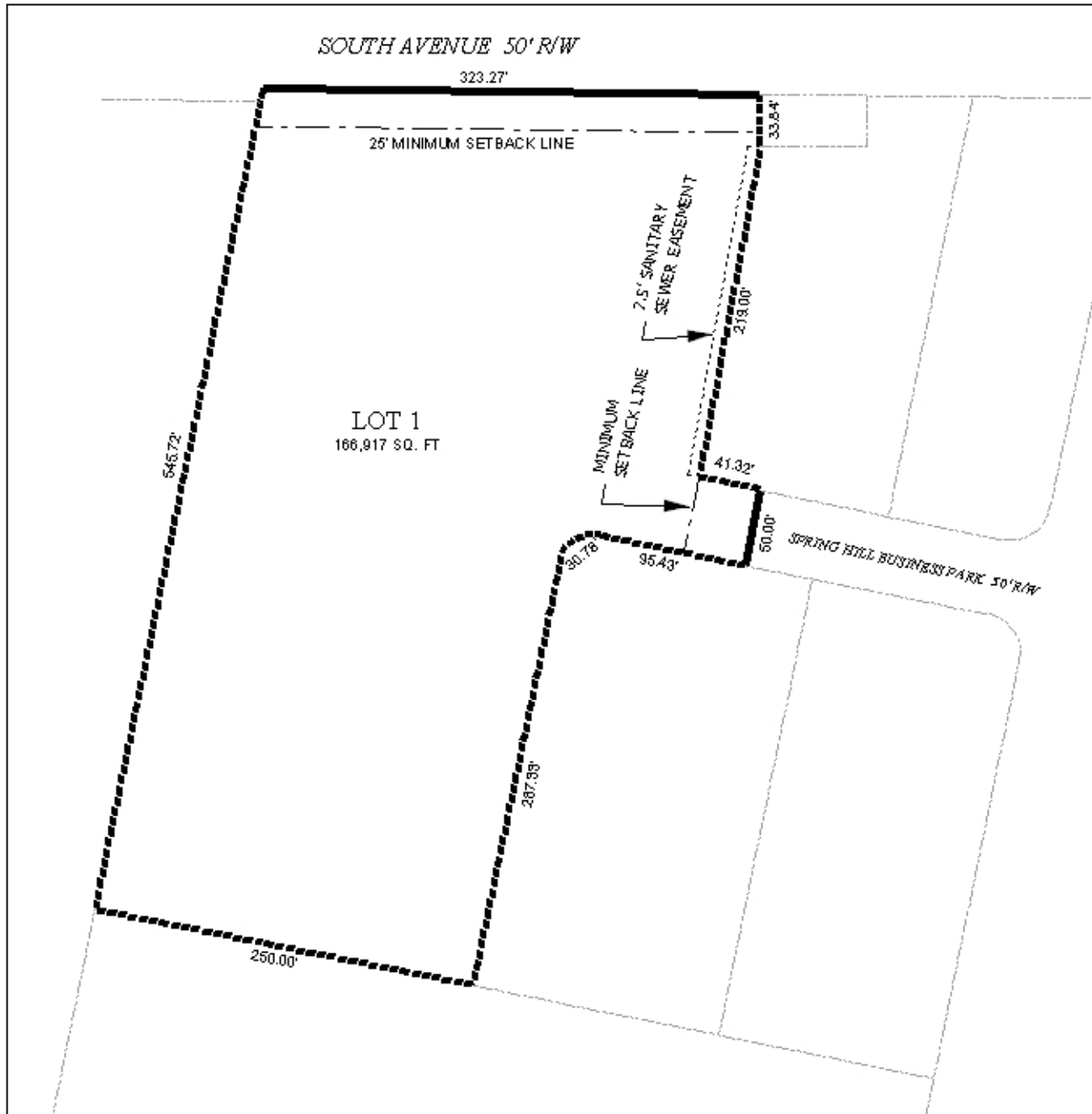


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DETAIL SITE PLAN



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REQUEST Subdivision

