

MAGGIE'S DOLLAR GENERAL AT SPRING HILL **AVENUE SUBDIVISION**

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, 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 commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 1 lot, 1.6 ± acre subdivision which is located on the North side of Spring Hill Avenue at PFC John D. New Street and is in City Council District 7. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a one-lot subdivision from a metes and bounds parcel.

The site fronts Spring Hill Avenue, a planned major street, which has a variable existing right-of-way; the Major Street Plan requires a minimum 100-foot right-of-way. Therefore, the dedication of any necessary right-of-way to provide 50-feet from the centerline of Spring Hill Avenue should be maintained. Additionally, as a means of access management, a note should be placed on the final plat stating that the site is limited to two curb cuts to Springhill Avenue, with the location, size, and design to be approved by Traffic Engineering.

As shown on the Vicinity Map, a portion of the site was located on property owned by the City of Mobile. However, this portion is now in the process of being vacated.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) completion of vacation process prior to approval of final plat; 2) adequate right-of-way to provide 50-feet from the centerline of Spring Hill Avenue be maintained by City of Mobile; and 3) the placement of a note on the final plat stating that the site is limited to two curb cuts to Springhill Avenue, with the location, size, and design to be approved by Traffic Engineering.

LOCATOR MAP



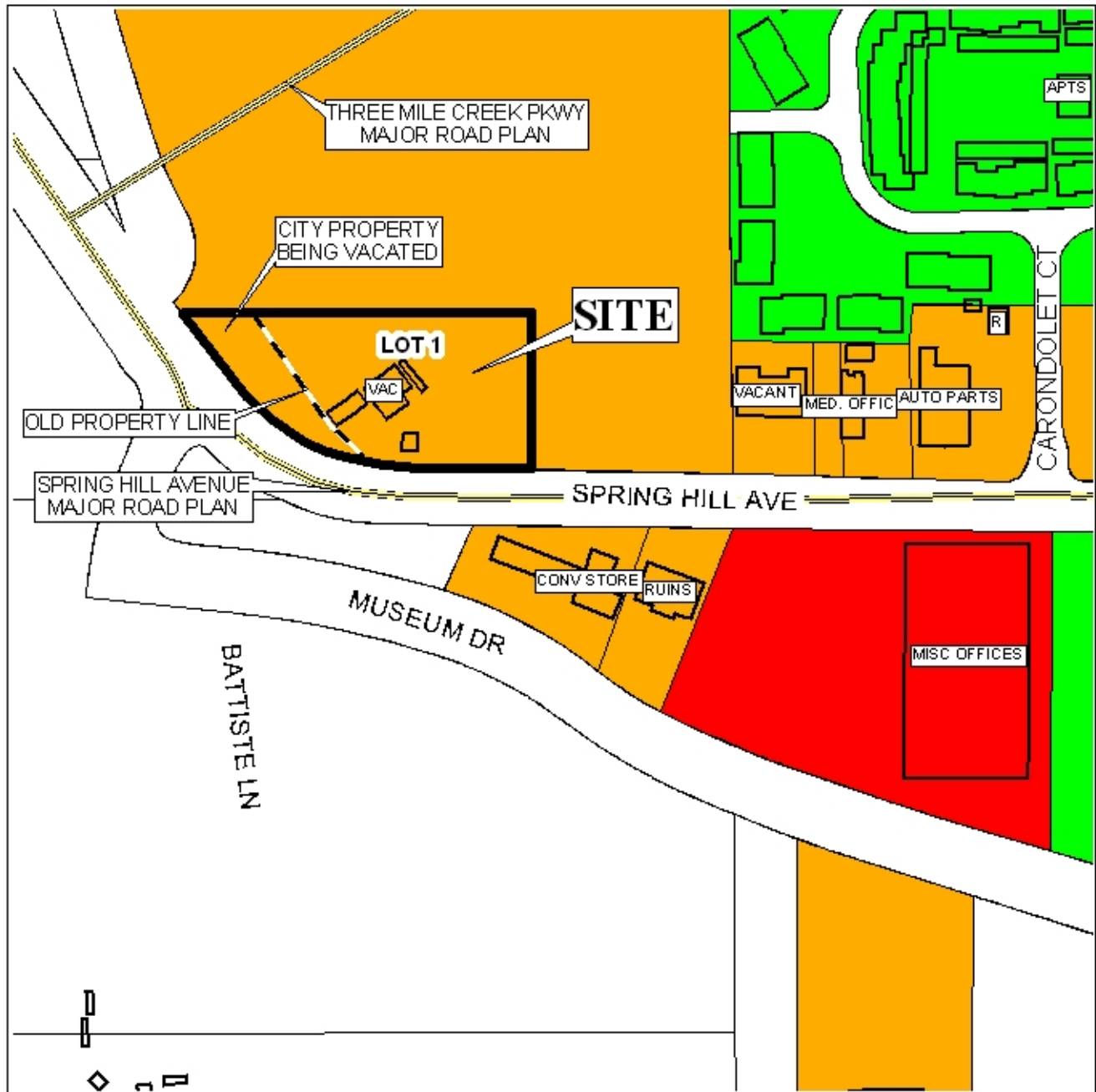
APPLICATION NUMBER 12 DATE November 3, 2005

APPLICANT Maggie's Dollar General at Spring Hill Subdivision

REQUEST Subdivision



MAGGIE'S DOLLAR GENERAL AT SPRING HILL AVENUE SUBDIVISION



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

N
NTS