

SPRINGHILL ESTATES SUBDIVISION, A RE-SUBDIVISION OF LOTS 15-A, 16, 17, 18 & 19

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Add a signature block for the Traffic Engineer. 2. The existing structure(s) on Lot B will receive historic credit towards the requirement for detention. 3. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 4. Stormwater detention is required for the existing structures shown on Lot A. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 5. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 6. Provide all other information required for a Final Plat review.

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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 2-lot, 1.4± acre subdivision, which is located on the West side of Evergreen road, 390'± North of Airport Boulevard, in Council District 6. The applicant states the site is served by city water and sewer services.

The purpose of this application is to subdivide an existing lot of record and an existing metes-and-bounds parcel into two legal lots of record via a shift in the common internal property line. Both of the proposed lots contain a single-family dwelling.

Existing Lot 15-A was made a legal lot of record via Springhill Estates Subdivision, Unit Number One, Resubdivision of Lot 15, approved by the Commission in July, 1999. The metes-

and-bounds parcel consists of all of existing Lots 16 and 17 and portions of Lots 18 and 19, of Springhill Estates, Unit One. As the remainder of Lots 18 and 19 have changed ownership several times since the parceling, their inclusion in this application would be impracticable.

The site fronts onto Evergreen Road, a minor street with a varying right-of-way in this area; therefore, dedication to provide 25' from the centerline of Evergreen Road should be required where lacking. While it is a minor right-of-way, access management is a concern. Each lot should be limited to one curb cut onto Evergreen Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards, if the subdivision is approved.

The common interior property line is proposed to be shifted 10' to the South, and each lot would meet the minimum area and width requirements of the Subdivision Regulations. As on the preliminary plat, the Final Plat should also label each lot with its size in both square feet and acres, after any required dedication, or a table should be furnished on the Final Plat providing the same information. It should be noted that the recorded 35' minimum building setback line on existing Lot 15-A is now proposed to be 25'; therefore, the 25' minimum building setback line should also be illustrated on the Final Plat as on the preliminary, measured from any required dedication.

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 this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

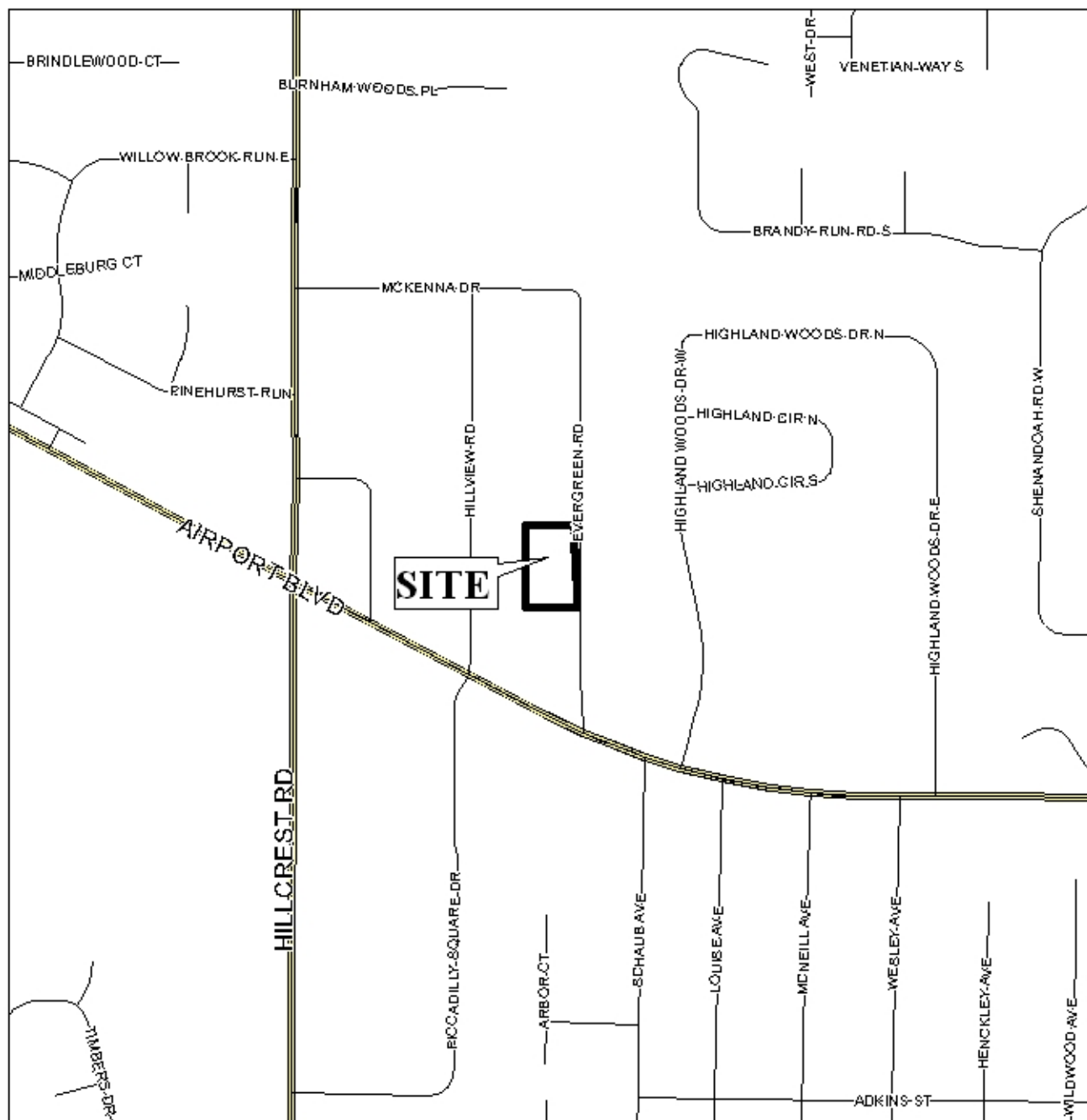
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) dedication to provide 25' from the centerline of Evergreen Road where lacking;
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Evergreen Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) labeling of each lot with its size in acres and square feet, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 4) illustration of the 25' minimum building setback line on each lot, measured from any required dedication;
- 5) placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) subject to the Engineering comments: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Add a signature block for the Traffic Engineer. 2. The existing structure(s) on Lot B will receive historic credit towards the requirement for detention. 3. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-*

of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 4. Stormwater detention is required for the existing structures shown on Lot A. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 5. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 6. Provide all other information required for a Final Plat review); :and

- 7) subject to Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile).*

LOCATOR MAP



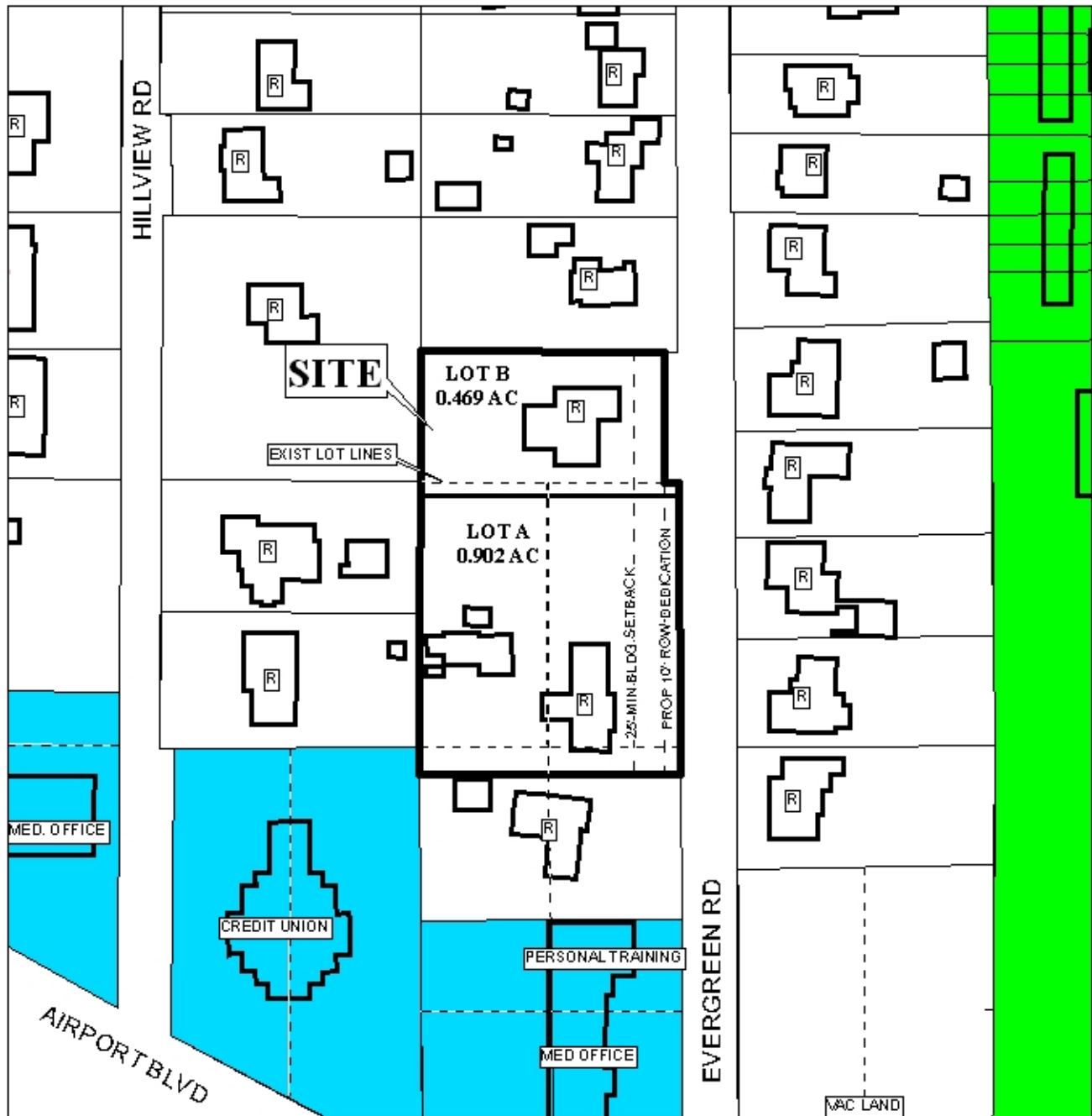
APPLICATION NUMBER 12 DATE July 5, 2012

APPLICANT Springhill Estates Subdivision, A Resubdivision of Lots 15-A, 16, 17, 18 & 19

REQUEST Subdivision



SPRINGHILL ESTATES SUBDIVISION, A RESUBDIVISION OF LOTS 15-A, 16, 17, 18, & 19



APPLICATION NUMBER 12 DATE July 5, 2012

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



**SPRINGHILL ESTATES SUBDIVISION, A RESUBDIVISION
OF LOTS 15-A, 16, 17, 18, & 19**



APPLICATION NUMBER 12 DATE July 5, 2012

