

# **WALSHWOOD MEDICAL SUBDIVISION,** **RESUBDIVISION OF**

Engineering Comments: Engineering will require dedication of a drainage easement along the regulatory flood way and flood plain. In addition, minimum finished floor elevations will be required on Lots 1 and 2 prior to final approval. 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 number, sizes, 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). A permit from the Mobile Tree Commission is required to prune or remove trees located on the vacated Walshwood Road right of way.

The plat illustrates the proposed 24.9-acre, 2-lot subdivision which is located at the Northeast corner of Spring Hill Avenue and Mobile Infirmary Drive, extending through to Center Street., and is in Council District 2. The site is served by public water and sanitary sewer.

The purpose of the application is to resubdivide two existing lots into three lots.

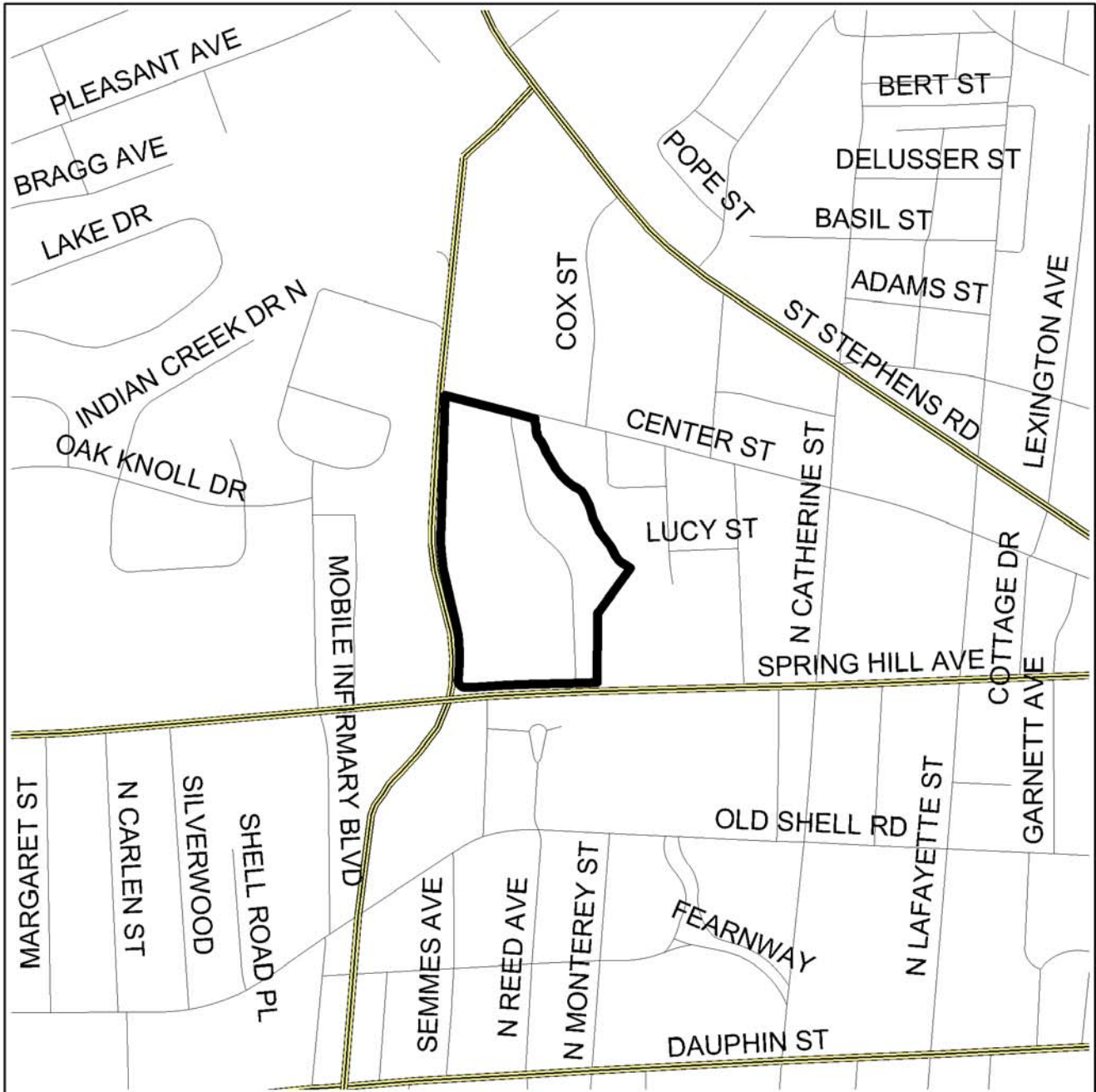
The site fronts Spring Hill Avenue, a planned major street with a 91-foot right-of-way; Infirmary Drive, a 50-foot wide private street; and Center Street, which has a 50-foot right-of-way. While Spring Hill Avenue requires a 100-foot right-of-way according to the Major Street Plan, adequate dedication on the North side of the centerline has already been provided, and will not be required for this subdivision. Infirmary Drive is illustrated on the Major Street Plan as a portion of Crosstown Loop 3, which requires a right-of-way of 100 feet at this location; thus dedication sufficient to provide 50 feet from the centerline of Infirmary Drive should be required. The site also contains a 50-foot wide private street, Walshwood Drive (vacated in 1997).

The plat illustrates a floodway; thus the approval of all applicable federal, state, or local agencies will be required prior to the issuance of any permits.

While 25-foot building setbacks are shown along Spring Hill Avenue, Infirmary Drive, and Center Street, setbacks along Walshwood Drive are shown as only 15-feet, as approved in the original Walshwood Medical Subdivision.

The plat meets the minimum standards of the Subdivision Regulations, and is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50 feet from the centerline of Infirmary Drive; 2) the dedication of a drainage easement along the regulatory flood way and flood plain, to be approved by Engineering; 3) minimum finished floor elevations for Lots 1 and 2, to be approved by Engineering prior to signing the final plat; 4) the receipt of permits from the Mobile Tree Commission prior to pruning or removing trees located on the vacated Walshwood Road right-of-way; and 5) the approval of all applicable federal, state, or local agencies, prior to the issuance of any permits.

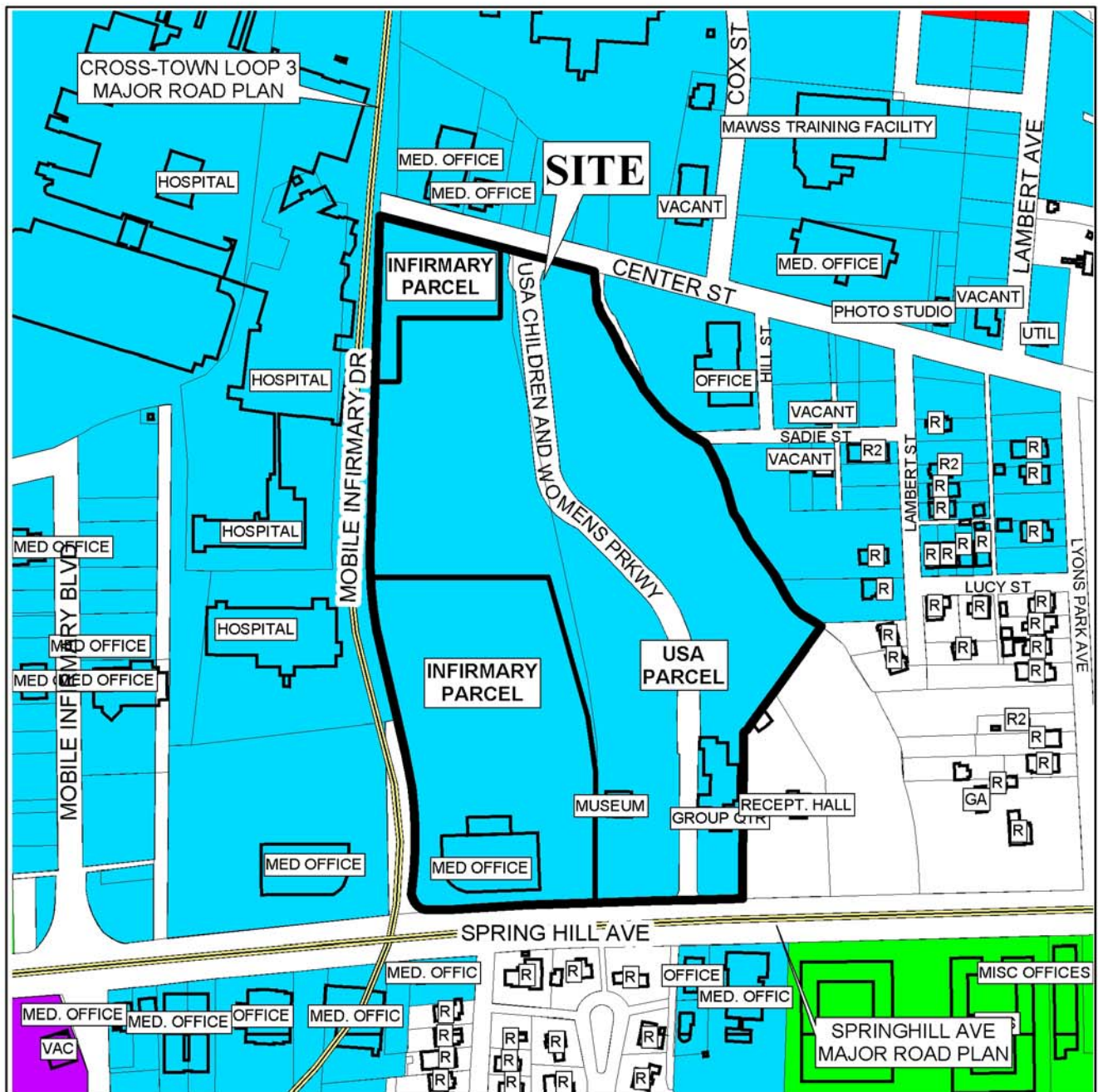
## LOCATOR MAP













APPLICATION NUMBER 12 DATE September 1, 2005  
APPLICANT Walshwood Medical Subdivision, Resubdivision of  
REQUEST Subdivision



**WALSHWOOD MEDICAL SUBDIVISION,  
RESUBDIVISION OF**



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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

