

MAGGIE'S 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, 0.5 ± acre subdivision which is located on the South side of Spring Hill Avenue, 585' ± East of 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 required. Additionally, access management is a concern; therefore, a note should be placed on the final plat stating that the site is limited to one curb cut to Springhill Avenue and one curb cut to Museum Drive, with the location, size, and design to be approved by Traffic Engineering.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of adequate right-of-way to provide 50-feet from the centerline of Spring Hill Avenue; and 2) the placement of a note on the final plat stating that the site is limited to one curb cut to Springhill Avenue and one curb cut to Museum Drive, with the location, size, and design to be approved by Traffic Engineering; and 3) closure of existing curb cuts in excess of number's allowed by this approval, including installation of curbing and landscaping.

LOCATOR MAP



APPLICATION NUMBER 13 DATE November 3, 2005

APPLICANT Maggie's Spring Hill Avenue Subdivision

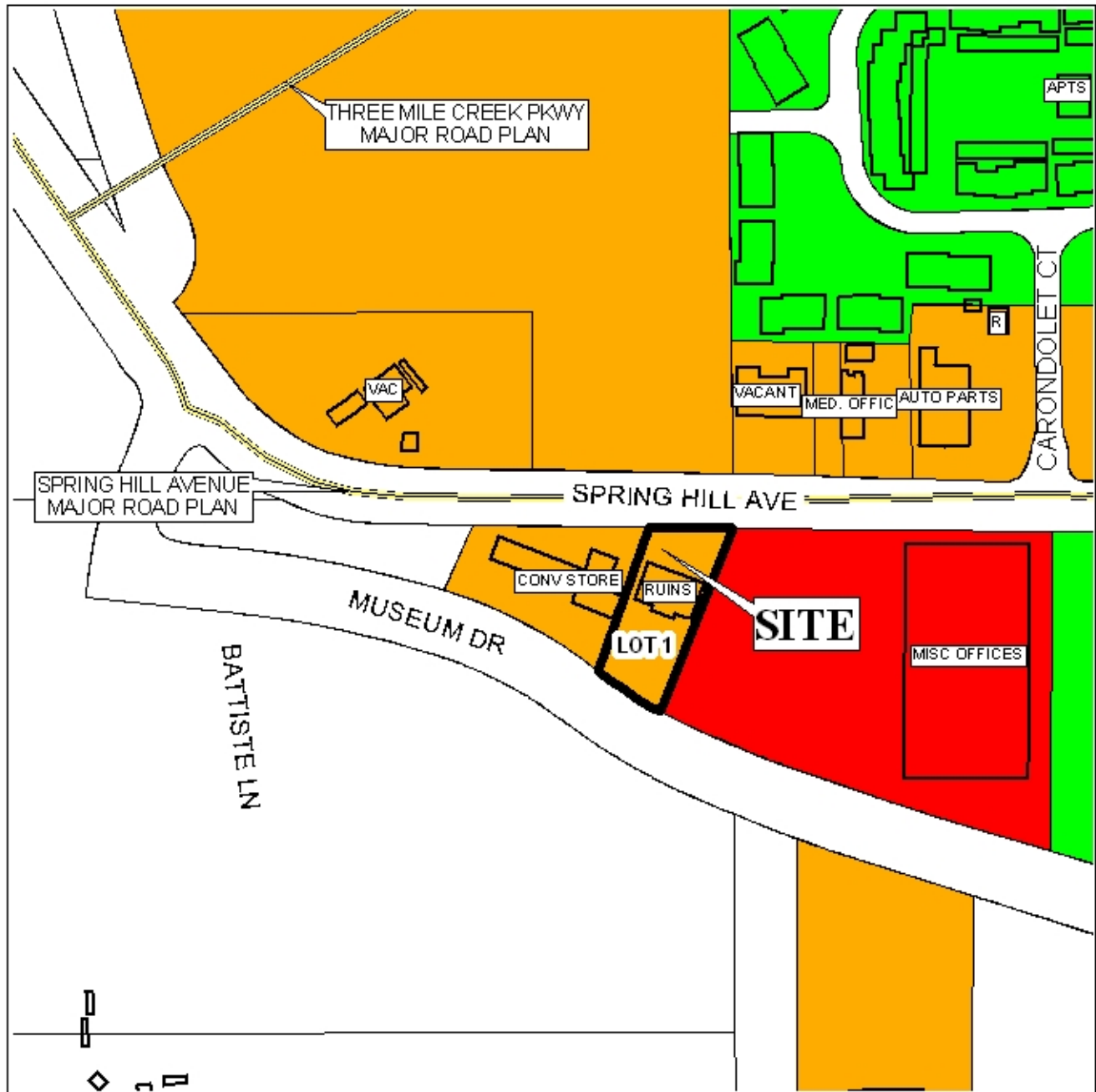
REQUEST Subdivision

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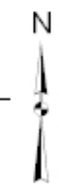
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LEGEND

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
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