

**NEW SPRINGHILL ESTATES SUBDIVISION, UNIT
NO. 2, RESUBDIVISION OF LOT 82**

Engineering Comments: If there is a drainage way on-site accepting public water, provide drainage easement. Provide storm water detention for impervious area in excess of 4000 sq ft constructed post-1984, when storm water ordinance was implemented. All storm water must tie sub-surface to City storm drainage system. 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 shows 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. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

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-Rescue Department Comments: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System 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 additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 0.8± acre, 2 lot subdivision, which is located on the West side of Woodhill Drive, 200'± South of Ursuline Drive, in city council district 7. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to subdivide an existing lot of record into two lots.

The site fronts Woodhill Drive, a minor street, with adequate 50' right-of-way. As a means of access management, each lot should be limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The plat illustrates the 25' minimum building setback line along Woodhill Drive, whereas the subdivision was originally recorded with a 40' minimum building setback line.

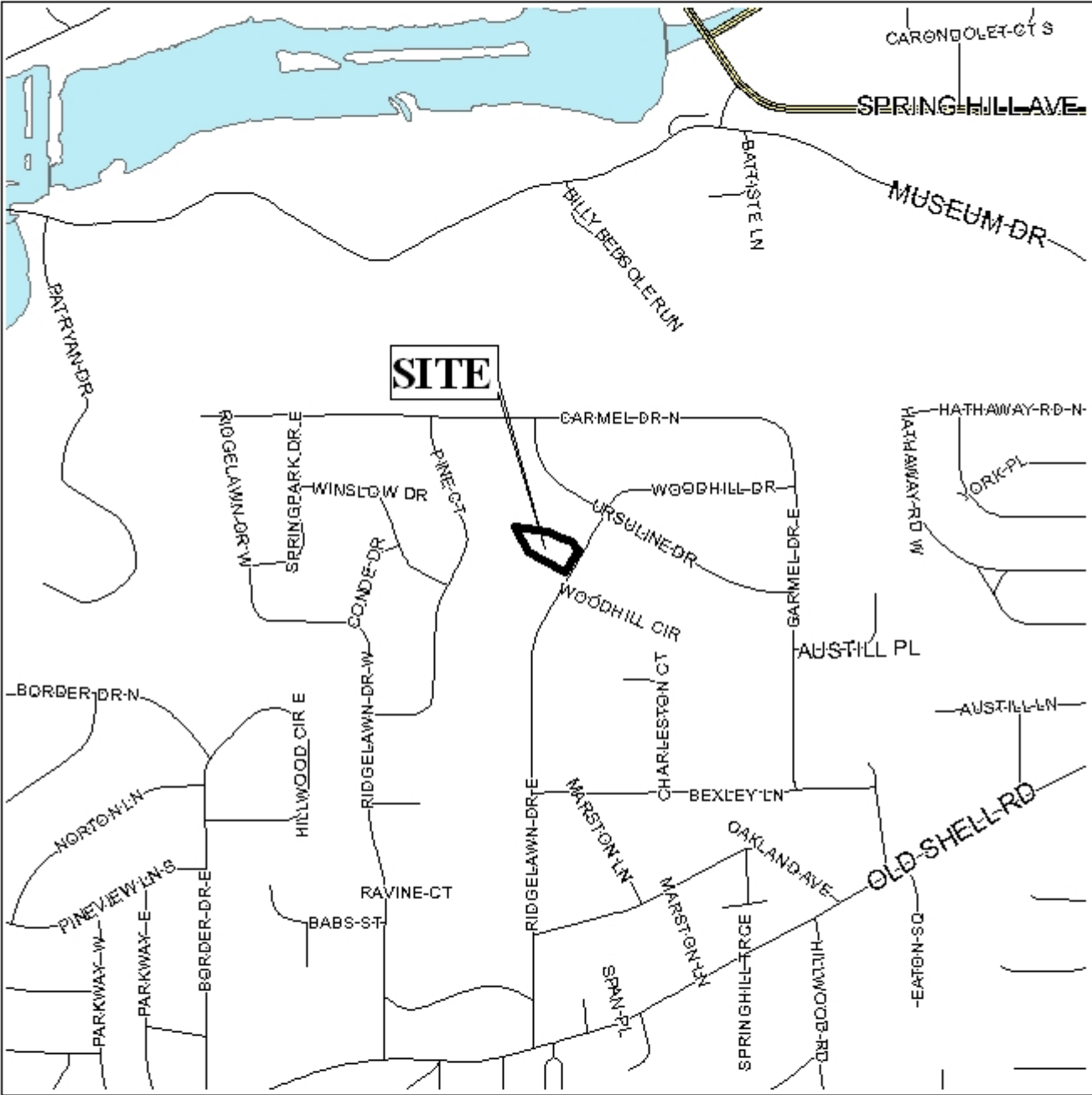
The plat labels each lot with its size in square feet, and this information should also be labeled on the final plat, or a table should be provided furnishing the same information.

As proposed, each lot would exceed the depth-to-width ratio of Section V.D.3. of the Subdivision Regulations. Also, long, narrow lots are not typical of the surrounding subdivision; therefore, this resubdivision would create lots which are not characteristic of the area, as stated in Section V.D.1. of the Subdivision Regulations.

Based upon the preceding, it is recommended that Section V.D.3. not be waived and the subdivision be denied for the following reasons:

- 1) both lots would exceed the depth-to-width ratio as stated in Section V.D.3. of the Subdivision Regulations; and
- 2) neither the size nor configuration of either lot would be characteristic of the area, as stated in Section V.D.1. of the Subdivision Regulations.

LOCATOR MAP



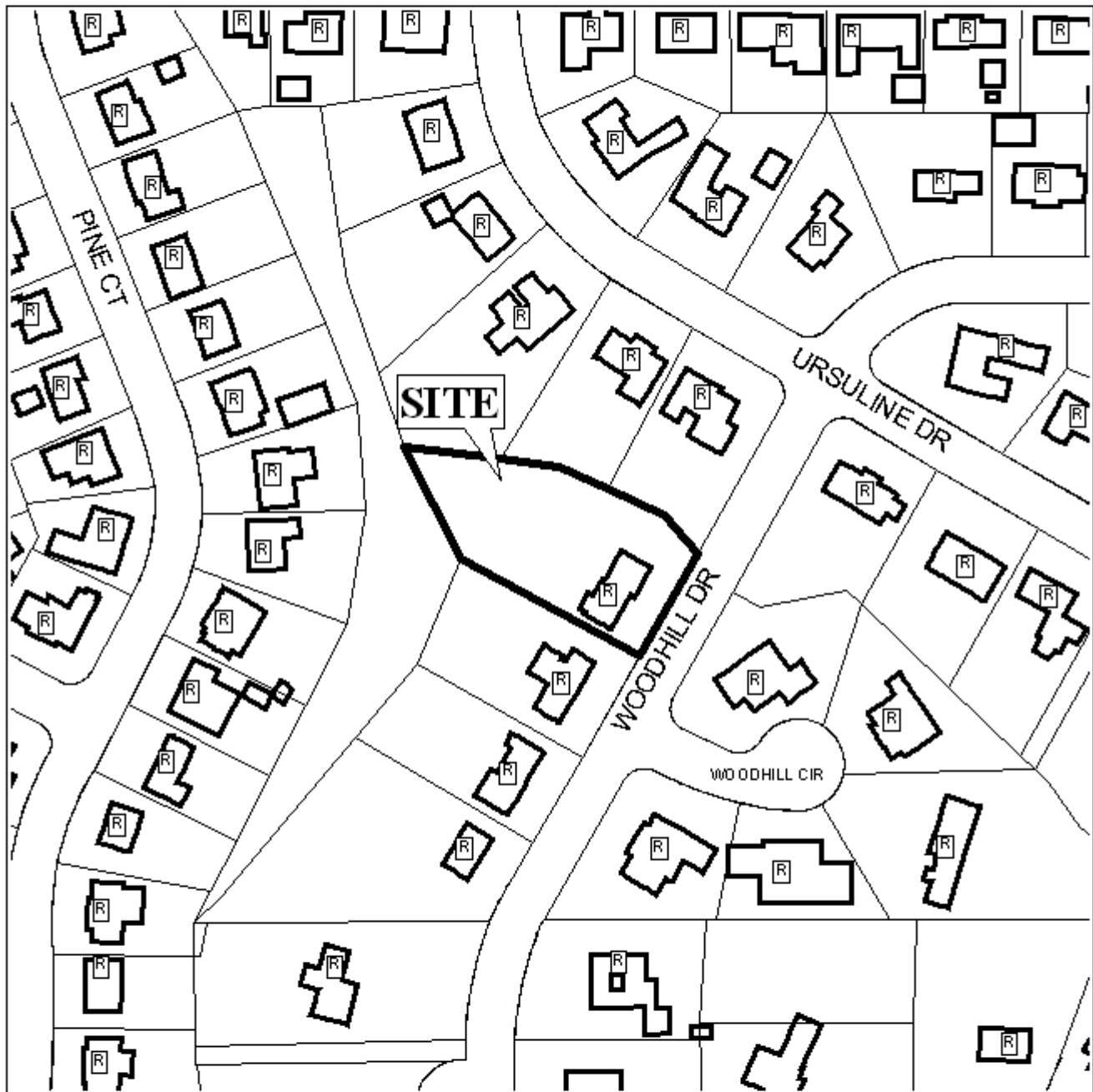
APPLICATION NUMBER 19 DATE November 1, 2007

APPLICANT New Springhill Estates, Unit No. 2, Resubdivision of Lot 82

REQUEST _____ Subdivision _____

NTS

NEW SPRINGHILL ESTATES SUBDIVISION,
UNIT NO. 2, RESUBDIVISION OF LOT 82



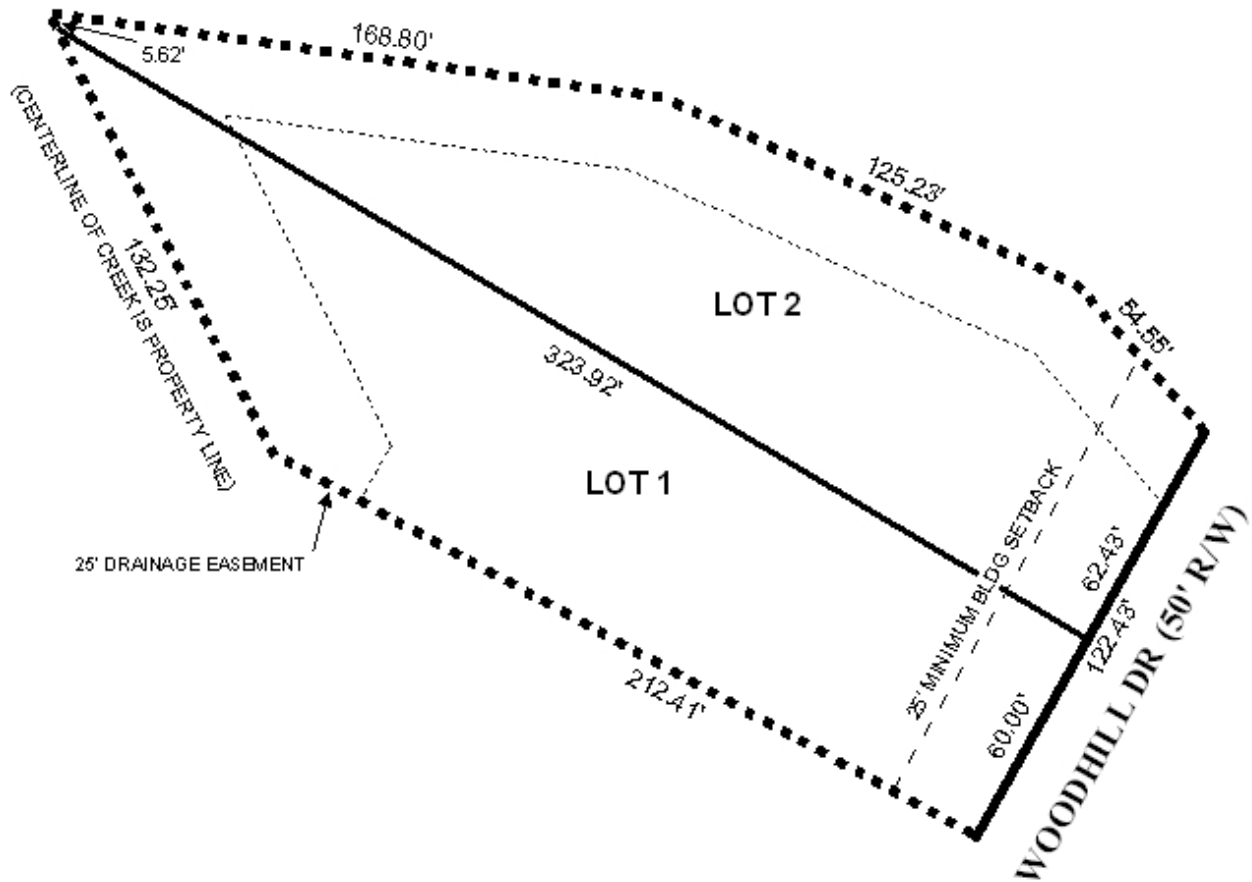
APPLICATION NUMBER 19 DATE November 1, 2007

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

NTS

DETAIL SITE PLAN



APPLICATION NUMBER 19 DATE November 1, 2007

APPLICANT New Springhill Estates, Unit No. 2, Resubdivision of Lot 82

REQUEST Subdivision



NTS