

USA HEALTH SYSTEMS SUBDIVISION

Engineering Comments: Any drainage structures located in the vacated ROW that carries public water will require a drainage easement. 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. Show Minimum FFE on plans and plat for all proposed lots. No fill allowed in AE zone without providing equal compensation.

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: Fire hydrants shall comply with Section 508.5.1 of the 2003 IFC.

Mobile Area Water & Sewer System Comments: MAWSS has only sewer service available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering.

The plat illustrates the proposed 40.4± acre, 3 lot subdivision, which is located on the East and West sides of USA Children's and Women's Parkway, extending from Spring Hill Avenue through Center Street (to be vacated), to the South side of Three Mile Creek and the West side of Cox Street, 110± South of St Stephens Road. The applicant states that the site is served by city water and sanitary facilities.

The purpose of this application is to provide all applicants with a Springhill Avenue address.

The site currently has frontage along Springhill Avenue, a major street with 100' right-of-way, USA Women and Children's Parkway, a private street, Mobile Infirmary Drive, a private street, Center Street, a minor street with 50' right-of-way, and Cox Street, a minor street with 50' of right-of-way. The applicant states that Center Street is to be vacated.

Proposed Lots 1, 2 and 3 are substantially large in size therefore access management is a concern. As a means of access management, a note should be placed on the final plat, if approved, stating that Lot 1 is limited to curb cuts to USA Children's and Women's Parkway, the to be vacated Center Street, and its existing curb cuts onto Cox Street. Lot 2 should also be limited to curb cuts to USA Children's and Women's Parkway and Mobile Infirmary Drive, also a private street and Lot 3 is limited to the existing curb cut onto Springhill Avenue. All curb cuts' size, location and designs are to be approved by Traffic Engineering and conform to AASHTO standards.

The lot sizes in square feet, at a minimum, should also be depicted on the final plat, or a table provided furnishing the same information, if approved.

Section V.D.2 of the Subdivision Regulations state that the maximum depth of any lots, exclusive of unusable land, shall not be more than 3.5 times the width of the lot at the building setback line. However, due to the intended purpose of the application and the applicant being a state-owned entity, this regulation should be waived.

It should be noted that approval of the subdivision as proposed would leave a parcel located on the South and West sides of Center Street land locked. This parcel is owned by The University of South Alabama and as such, it should be included in the subdivision process.

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

Based on the preceding, this application is recommended for a holdover until the May 15th meeting, with revisions due by May 2, to allow the applicant to address the following:

- 1) revised plat to include the parcel located to the South and West of Center Street; and
- 2) submittal of new labels and postage required to re-advertise.

Revised for the May 15th Meeting:

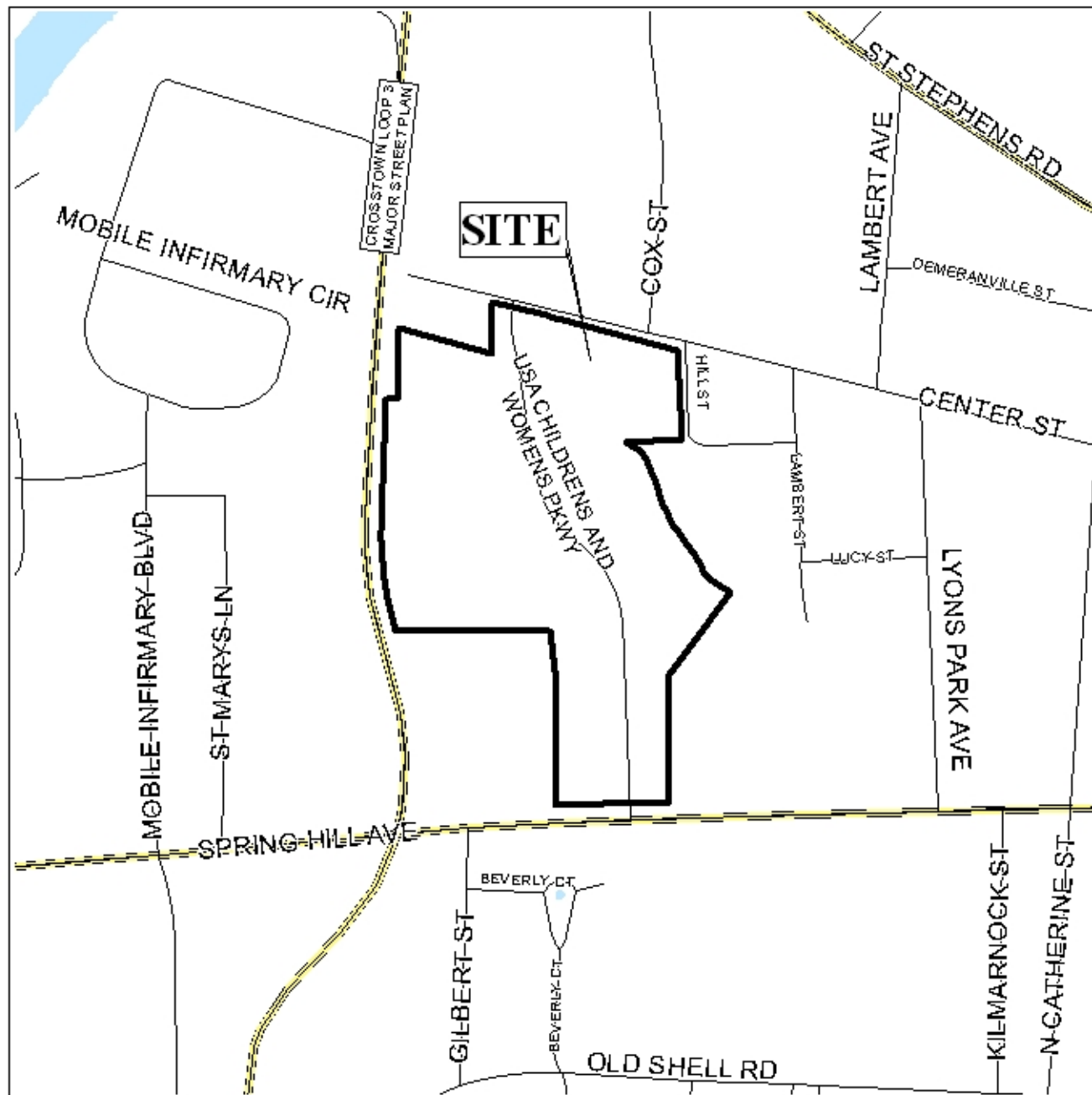
The application was heldover from the April 17th meeting to allow the applicant to revise the plat to include the parcel located to the South and West of Center Street and to submit new labels and postage for re-notification. The applicant submitted a revised plat showing no change to lots 2 and 3 and a decrease in acreage in lot 1 from 27.57 acres to 7.67 acres. Lot 1 no longer includes the property North of Center Street. In addition, the applicant stated that though the property to the South and West of Center Street is shown as University of South Alabama owned property, it is in fact owned by Infirmary Health Systems. The applicant submitted a letter stating that Infirmary Health Systems does not wish to participate in the subdivision application. Furthermore, it appears the property is part of an existing Planned Unit Development for Mobile Infirmary. It should also be noted that re-notification was not required due to there being no additional property added.

Based on the preceding, the application is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the plat stating Lot 1 is limited to curb cuts to USA Children's and Women's Parkway and its existing curb cuts to Center Street;
- 2) Lot 2 is limited to curb cuts to USA Children's and Women's Parkway and Mobile Infirmary Drive;

- 3) Lot 3 is limited to the existing curb cut onto Springhill Avenue;
- 4) all curb cuts' size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) labeling of each lot with its size in square feet on the final plat; and
- 6) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP



APPLICATION NUMBER 6 DATE May 15, 2008

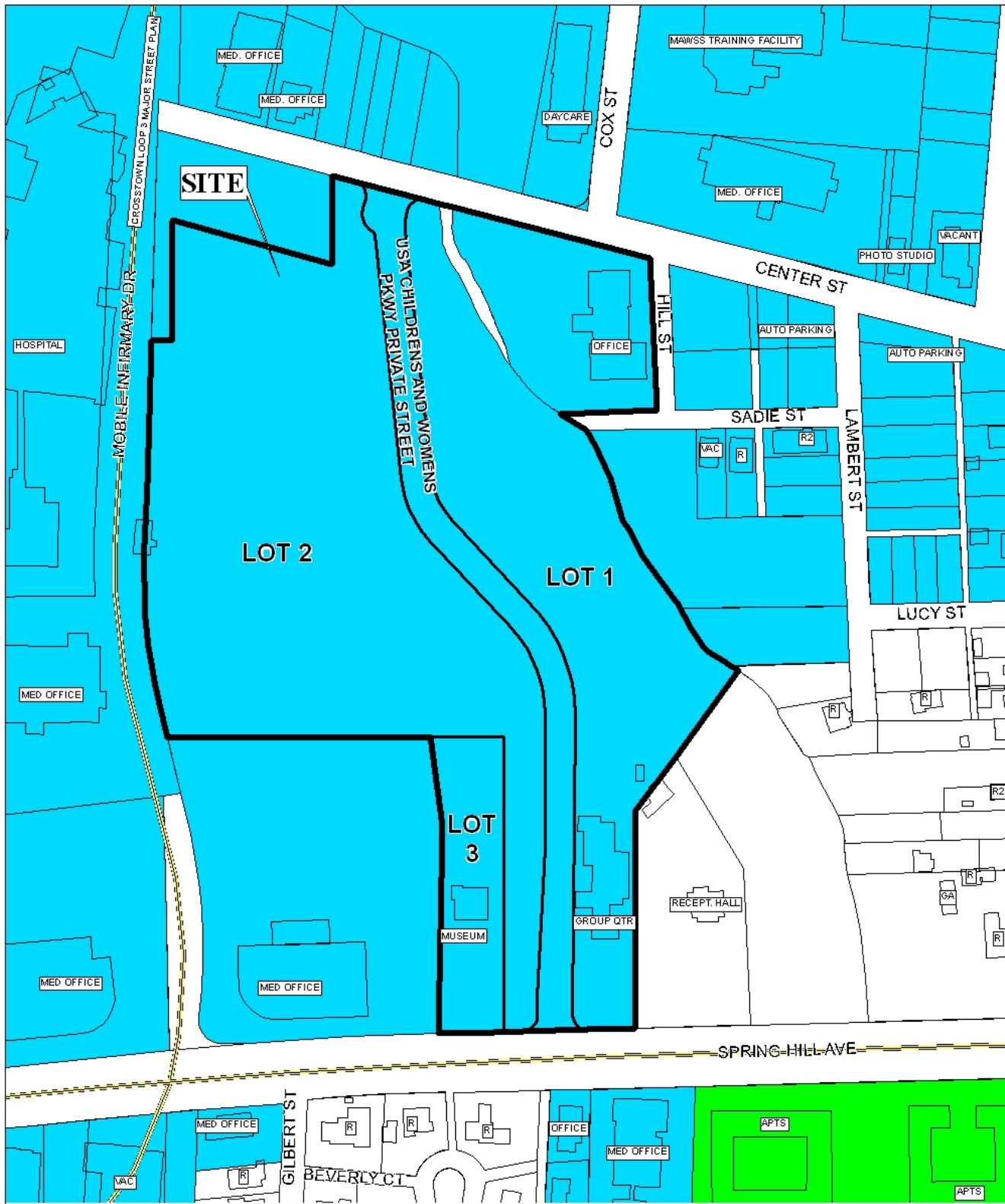
APPLICANT USA Health Systems Subdivision

REQUEST Subdivision



NTS

USA HEALTH SYSTEMS SUBDIVISION



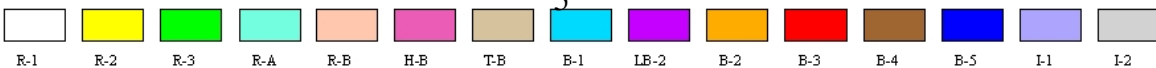
APPLICATION NUMBER

6

DATE

May 15, 2008

LEGEND



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