

HILLWOOD SUBDIVISION, REUBDIVISION OF LOT 7 AND A PORTION OF LOT 6

Engineering Comments: 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: No comments.

MAWSS Comments: No comments.

The plat illustrates the proposed 2-lot, 0.6± acre subdivision which is located on the North side of Country Club Road, 207'± West side of Hillwood Road, in Council District 5. The subdivision is served by public water and sanitary services.

The purpose of this application is to shift the interior property line between an existing lot of record and a portion of another lot of record. Lot 7 is an intact lot, but Lot 6 had the East 4' removed and added to Lot 5 at some prior date. Since Lot 5 has changed owners many times, inclusion of that lot in this subdivision would be impracticable.

The proposed subdivision has frontage on Country Club Road with a compliant 50' right-of-way; therefore, no dedication is required. The plat illustrates the 25' minimum building setback line along Country Club Road and this should also be shown on the final plat. As a means of access management, a note should be required on the final plat stating that each lot is limited to one curb cut to Country Club Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Each lot is labeled on the plat with its size in square feet, and should also be so-labeled on the final plat, or a table should be provided furnishing the same information.

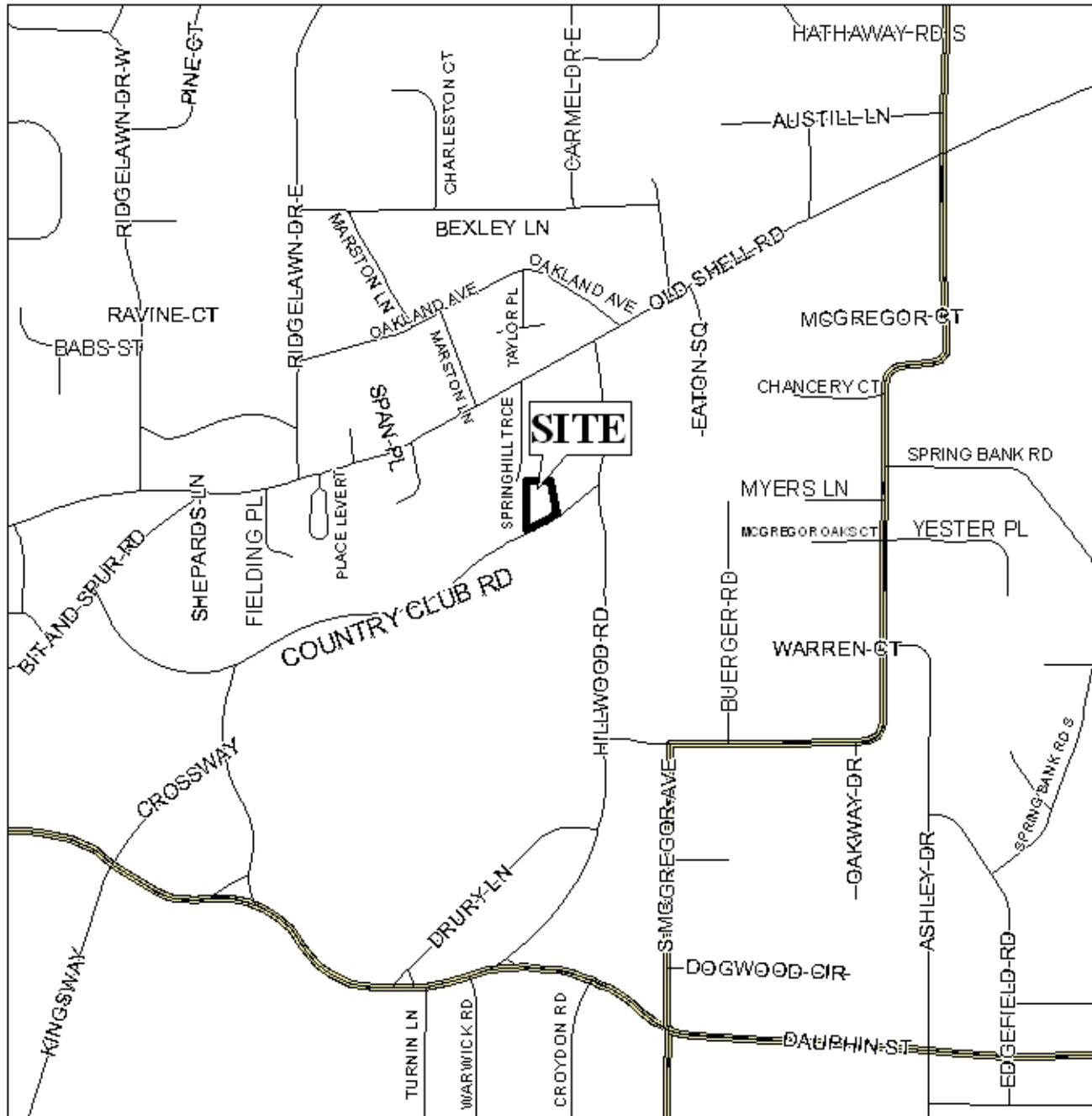
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Lot 7 currently has a dwelling under construction on it. The submitted site plan approved in December 2008 for that construction indicates the minimum 8' side yard setback along the left or West side of the lot and a 12'-3" (12.25') setback along the right or East side. The proposed 7.85' shift of the East property line to the West would reduce the right side setback to 4.4', far

less than the required 12' minimum. However, the property dimensions on the site plan submitted for construction differ somewhat from the survey submitted for this application. As there should be no appreciable difference between the approved site plan dimensions for Lot 7 and the current dimensions for that lot on the subdivision plat, verification that the dwelling under construction will meet the required individual and combined side yard setbacks after the proposed lot line shift should be provided via the inclusion of the dwelling on the plat. Because of the discrepancies between the site plan and the survey, a holdover of this application to the meeting of April 2nd should be considered to allow the applicant to resolve the discrepancies and provide verification that all required setbacks will be met after the property line shift.

Based on the preceding, this application is recommended for holdover to the meeting of April 2nd to allow the applicant to resolve the property dimension discrepancies between the construction site plan and the current Lot 7 configuration on the proposed subdivision plat and to verify that the proposed shift in the common property line will not reduce any required setbacks for the dwelling under construction on Lot 7.

LOCATOR MAP

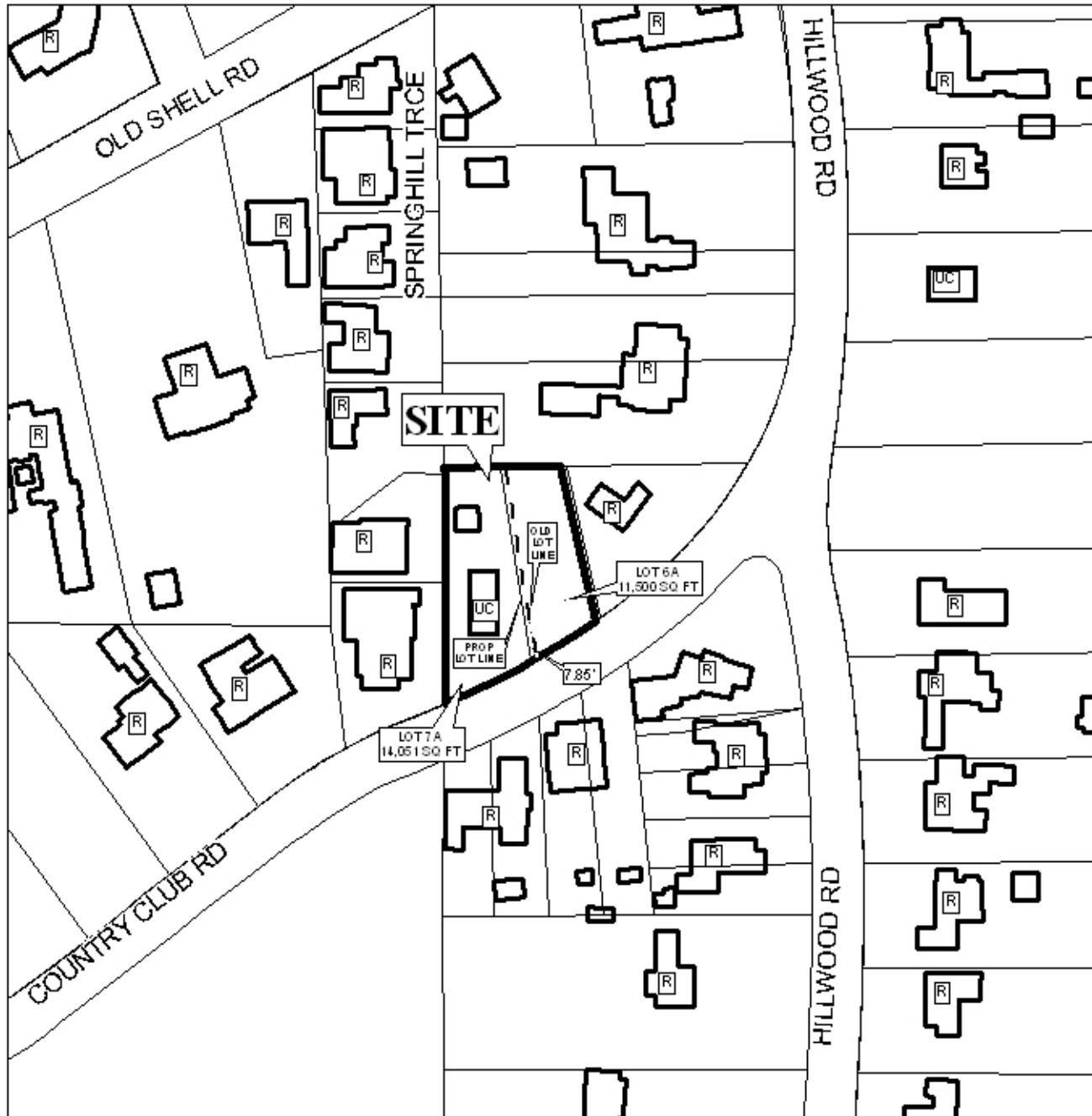


APPLICATION NUMBER 3 DATE March 5, 2009
 APPLICANT Hillwood Subdivision, Resubdivision of Lot 7 and a Portion of Lot 6
 REQUEST Subdivision

N

 NTS

HILLWOOD SUBDIVISION, RESUBDIVISION OF LOT 7 AND A PORTION OF LOT 6



APPLICATION NUMBER 3 DATE March 5, 2009

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
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