

HALLS MILL CREEK SUBDIVISION, **RESUBDIVISION OF LOTS 7 & 8**

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: A fire hydrant within 400 feet of all new structures is required. 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 2 lot, 2.5 \pm acres subdivision which is located on the North side of Belle Isle Lane North, 200' \pm East of Belle Isle Lane and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to shift an interior lot line.

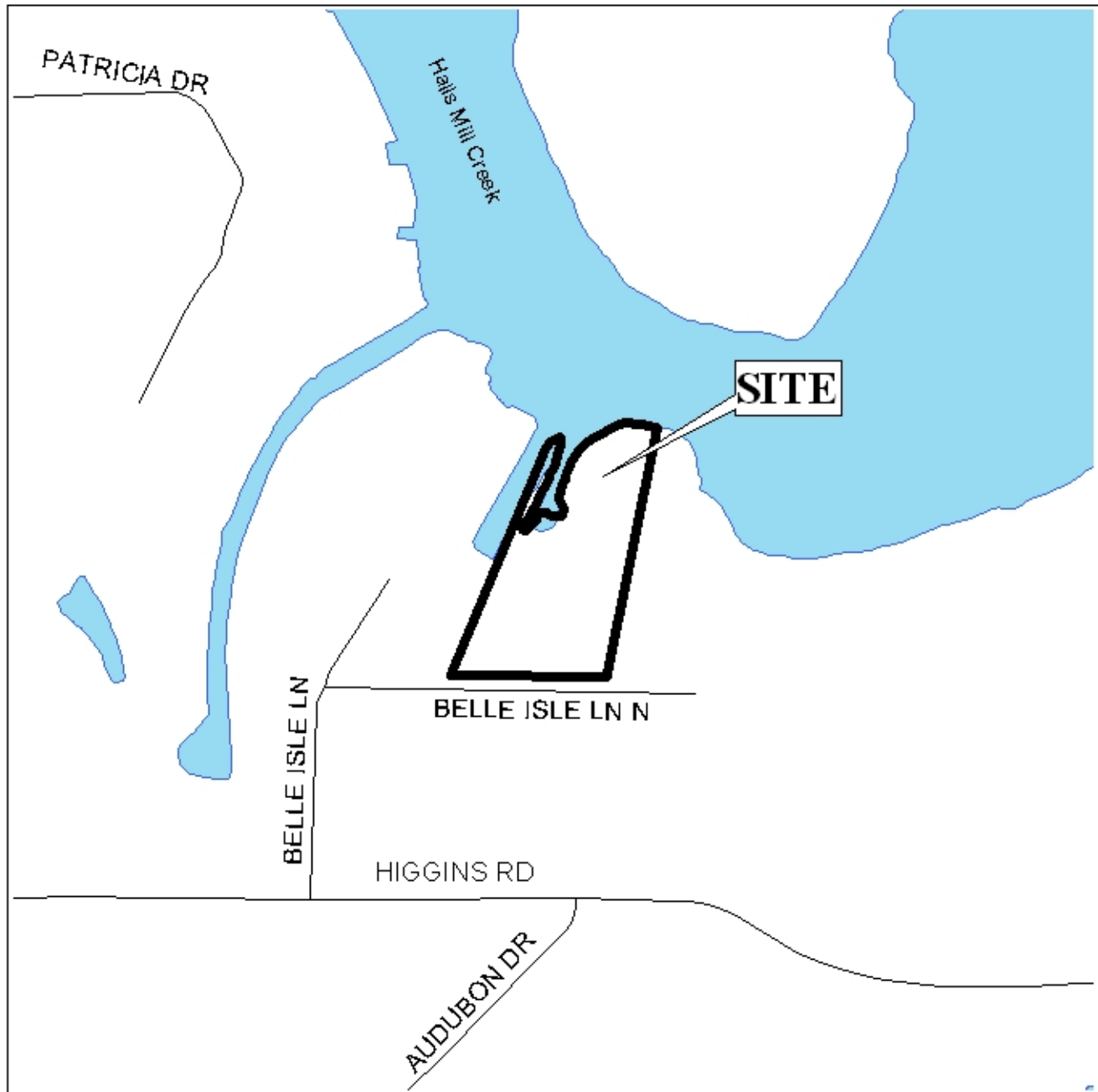
The site is accessed by Belle Isle Lane North, which is a gravel road. Normally, it is the practice of the Planning Commission to deny applications that will access a substandard roadway. However, the lots for this site already exist and there will be no further increase in the number of lots to the roadway.

As the site is located on Halls Mill Creek, the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

The site exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required. However, narrow, deep lots are typical along waterways; thus a waiver of V.D.3. would be appropriate.

With modifications and a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits.

LOCATOR MAP



APPLICATION NUMBER 4 DATE October 6, 2005

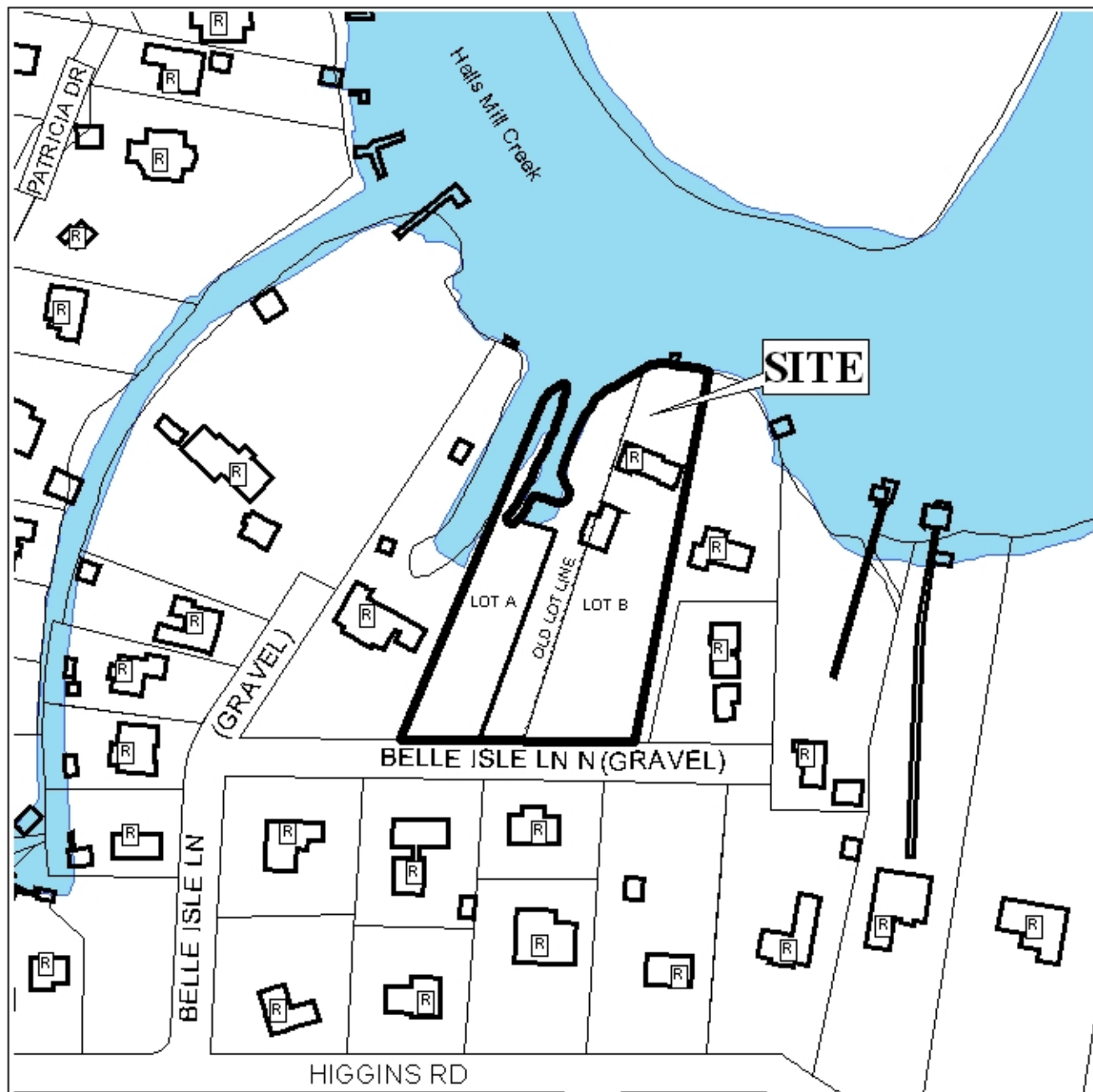
APPLICANT Halls Mill Creek Division Subdivision, Resubdivision of Lots 7 & 8

REQUEST Subdivision



NTS

HALLS MILL CREEK DIVISION SUBDIVISION, RESUBDIVISION OF LOTS 7 & 8



APPLICATION NUMBER 4 DATE October 6, 2005

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



NTS