

# **HILLWOOD SUBDIVISION, RESUBDIVISION OF**

## **LOT 1**

Engineering Comments: Stormwater detention is required for this site. Common area for detention should be shown on the preliminary plat. 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 3 lot, 1.7 ± acres subdivision which is located at the Southwest corner of Old Shell Road and Hillwood Road and is in City Council District 5. The subdivision is served by public water and sanitary sewer.

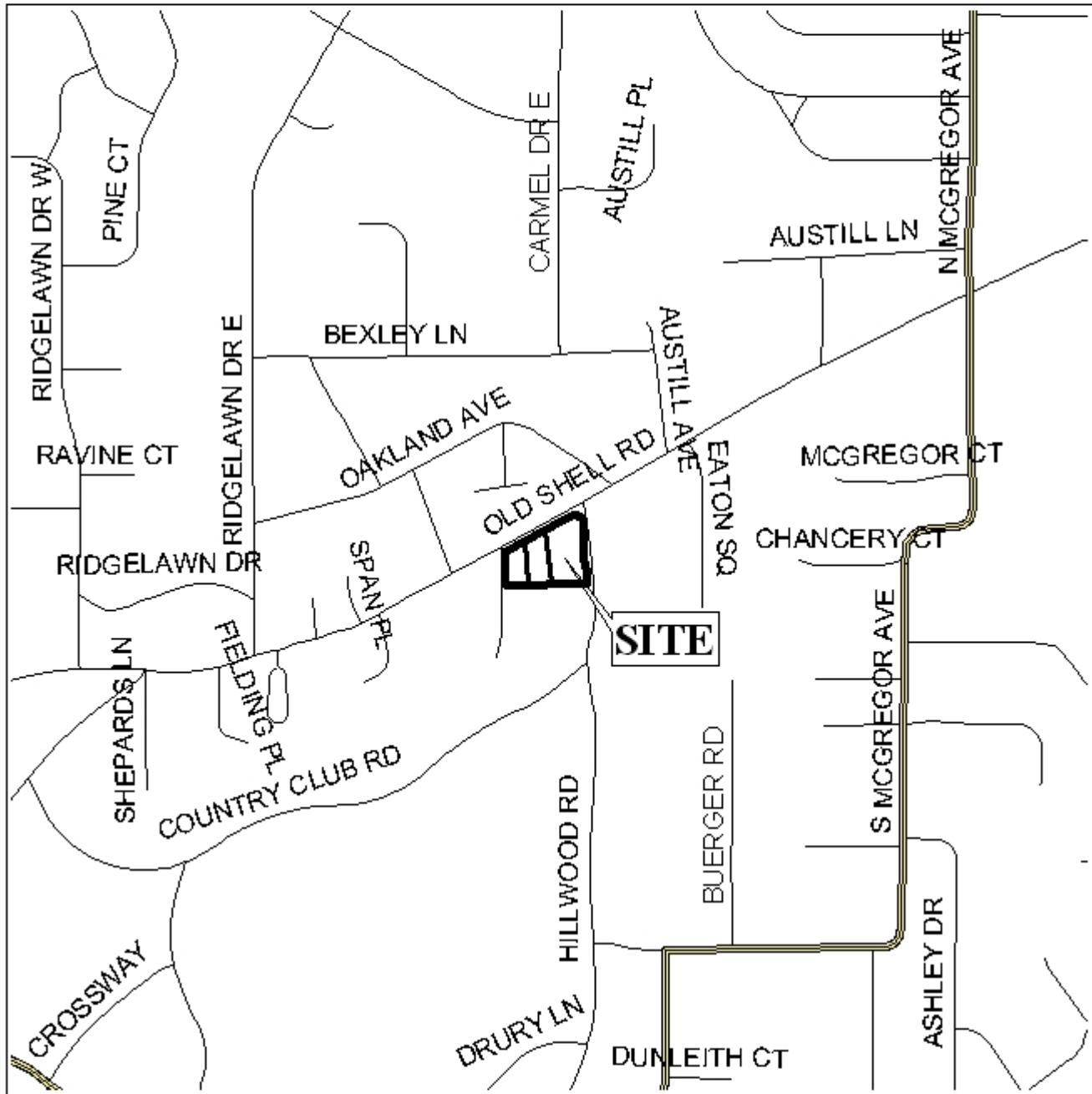
The purpose of this application is to subdivide an existing lot into three lots.

The site fronts Old Shell Road, which has a 60' right-of-way and Hillwood Drive, which has a 50' right-of-way. Additionally, Lot C is denied access to Springhill Trace located to the West of the site because it is a substandard private road.

As indicated on the plat, part of an existing structure crosses the lot line between Lots A and B. Therefore, removal of the structure must be accomplished prior to the recording of the final plat so as not to create a violation of the Zoning Ordinance, as shown on the plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) Lot C is denied access to Springhill Trace; 2) the removal of an existing structure prior to the recording of the final plat; and 3) full compliance with Engineering comments (*Stormwater detention is required for this site. Common area for detention should be shown on the preliminary plat. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.*)

## LOCATOR MAP



APPLICATION NUMBER 5 DATE October 6, 2005

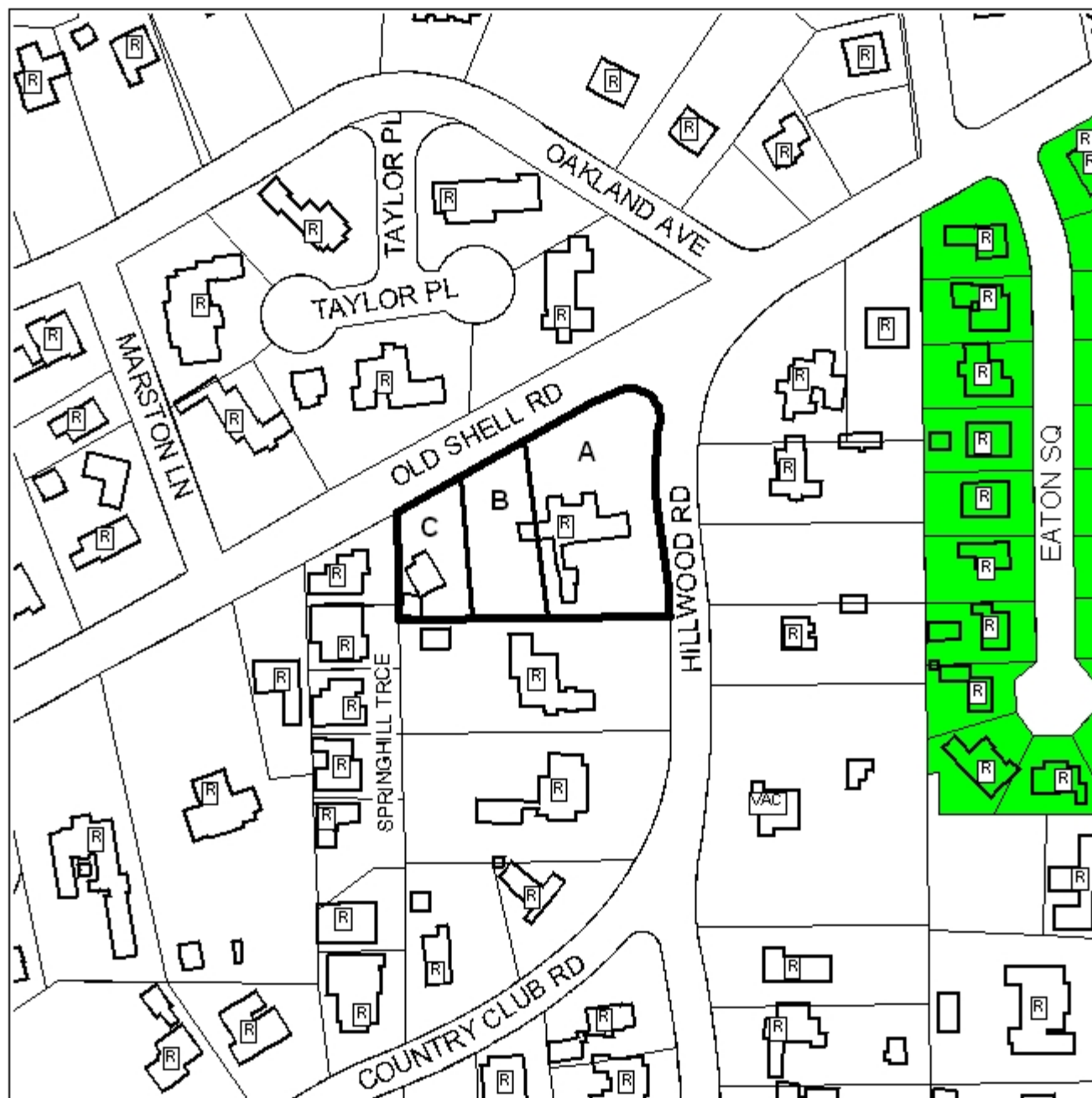
APPLICANT Hillwood Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



NTS

# HILLWOOD SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 5 DATE October 6, 2005

LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

