COLE'S ADDITION TO KINGSWOOD SUBDIVISION

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: 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 1.2± acre, 4 lot subdivision which is located at 4586 Hawthorne Place and 57 Hawthorne Place North (Northeast corner of Hawthorne Place and Hawthorne Place North). The subdivision is served by public water and sanitary facilities.

The purpose of this application is to subdivide two lots of record into four lots of record.

The lots may technically meet minimum standards with regard lot size, lot width, street frontage and front set back; however, Subdivision Regulations also state that each lot shall contain a suitable building site and that side line of lots shall be approximately at right angles or radial to the street line. Due to the angle of the side property lines there is concern that there will not be adequate or suitable buildable area for lots 1, 2 & 3.

Based on the preceding, it is recommended that this application be heldover until the February 1st meeting to allow the applicant to depict adequate buildable area on each lot. Revised drawings must be submitted by January 12.

LOCATOR MAP

APPLICATION NUMBER 12 DATE January 4, 2007

APPLICANT Coles Addition to Kingswood

REQUEST Subdivision

N

NTS

COLES ADDITION TO KINGSWOOD SUBDIVISION

APPLICATION NUMBER 12 DATE January 4, 2007

N

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