

HILLWOOD PLACE SUBDIVISION

Engineering Comments: Provide all required information for a Final Plat review.

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: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: No comments.

The plat illustrates the proposed 2-lot, 1.8± acre subdivision which is located at 17 & 21 Hillwood Road (East side of Hillwood Road, 500'± South of Old Shell Road), and located within 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 another lot of record.

The proposed subdivision has frontage on Hillwood Road with a compliant 50' right-of-way; therefore, no dedication is required. The plat illustrates the 25' minimum building setback line along Hillwood Road on the preliminary plat. As a means of access management, a note should be required on the Final Plat stating that Lot A is limited to the two existing curb cuts to Hillwood Road, and Lot B limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Labeling of each lot with its size in square feet/acres is absent on the preliminary plat, and should be labeled on the Final Plat, or a table should be provided furnishing the same information.

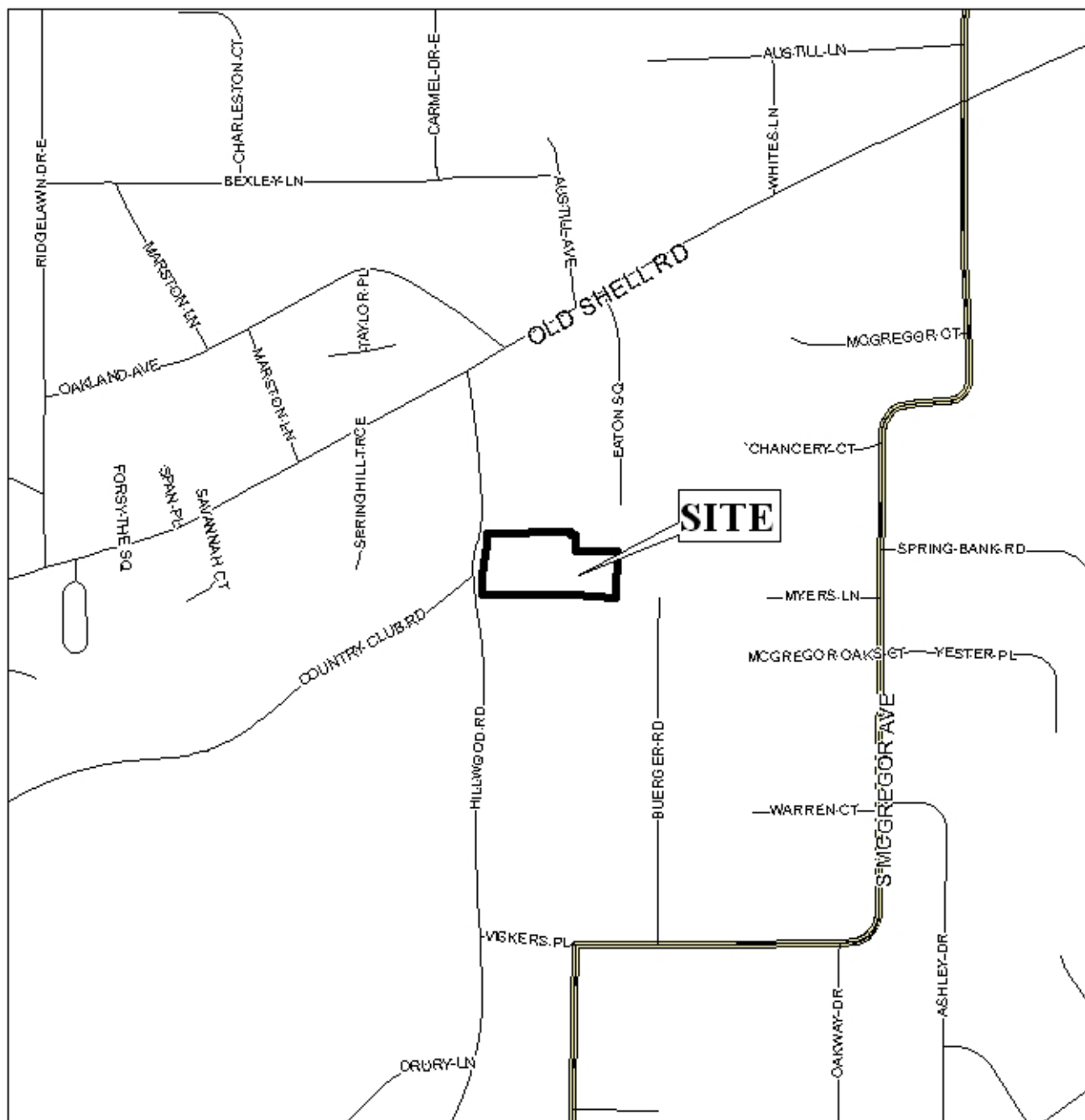
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of this site must be undertaken in compliance with all local, state and Federal regulations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

Lot A currently has a dwelling and accessory structure on it. The submitted preliminary plat does not illustrate this construction; therefore, the illustration of all structures and improvements should be illustrated on the Final Plat, if approved, to ensure appropriate setbacks.

Based upon the preceding, this application is recommended for tentative approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating that Lot A is limited to the two existing curb cuts to Hillwood Road and Lot B limited to one curb cut to Hillwood Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) that the location of all structures and improvements to Lot A be illustrated on the Final Plat;
- 3) subject to the Fire Department Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile);*
- 4) subject to the Engineering Comments *(Provide all required information for a Final Plat review);*
- 5) labeling of each lot with its size in square feet/acres, or the provision of a table on the Final Plat furnishing the same information; and
- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP



APPLICATION NUMBER 14 DATE July 5, 2012

APPLICANT Hillwood Place Subdivision

REQUEST Subdivision



HILLWOOD PLACE SUBDIVISION



APPLICATION NUMBER 14 DATE July 5, 2012

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

N
NTS

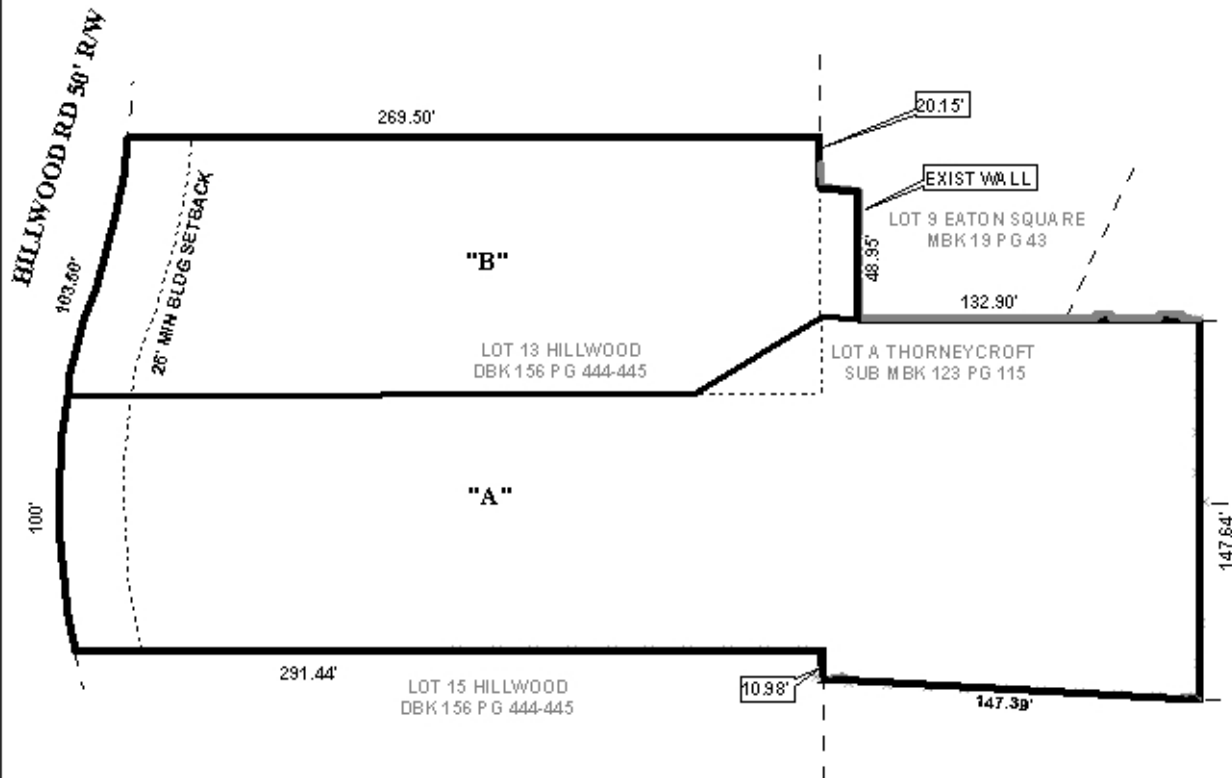
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APPLICATION NUMBER 14 DATE July 5, 2012



DETAIL SITE PLAN



APPLICATION NUMBER 14 DATE July 5, 2012

APPLICANT Hillwood Place Subdivision

REQUEST Subdivision

