

TAYLOR ESTATES SUBDIVISION, RESUBDIVISION OF AND ADDITION TO LOT 1

Engineering Comments: Must comply with all storm water and flood control ordinances. Detention must be provided for any increase in impervious area added to the site since 1984 in excess of 4000 square feet. 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: MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 2-lot, 2.3± acre subdivision which is located on the West side of Hillwood Road at the West terminus of Vickers Place, 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 two lots of record.

The proposed subdivision has frontage on Hillwood Road with a variable right-of-way. As no dedication was required with the approval of Taylor Estates Subdivision in 2004, none should be required in this case. The plat illustrates the 25' minimum building setback line along Hillwood 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 Hillwood 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.

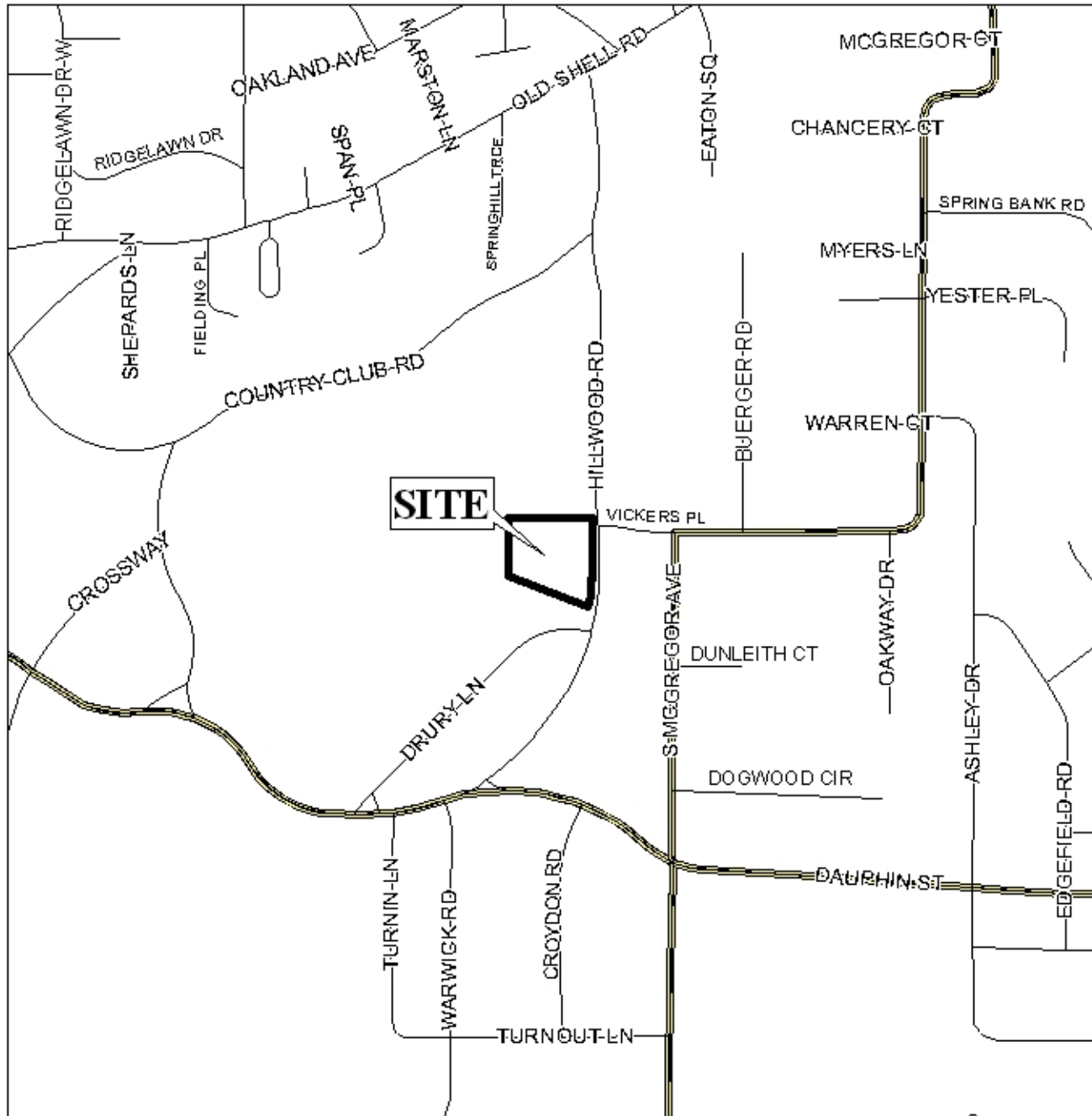
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of this site must be undertaken in compliance with all local, state and Federal regulations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

Proposed Lot 2A currently contains a dwelling; therefore, the plat should be revised to indicate the resultant side yard setbacks off the dwelling to be compliant with a minimum setback on one side of at least 8', and at least 12' on the other side, to provide a minimum combined side yard total of 20'.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) illustration of the 25' minimum building setback line along Hillwood Road;
- 2) placement of a note on the final plat stating that each lot is 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;
- 3) labeling of each lot with its size in square feet, or the provision of a table on the final plat furnishing the same information;
- 4) 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;
- 5) illustration of the resultant side yard setbacks for the existing dwelling on proposed Lot 2A to be compliant at 8' and 12' minimums, and with a total combined width of at least 20'; and
- 6) subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Detention must be provided for any increase in impervious area added to the site since 1984 in excess of 4000 square feet. Any work performed in the right of way will require a right of way permit).*

LOCATOR MAP



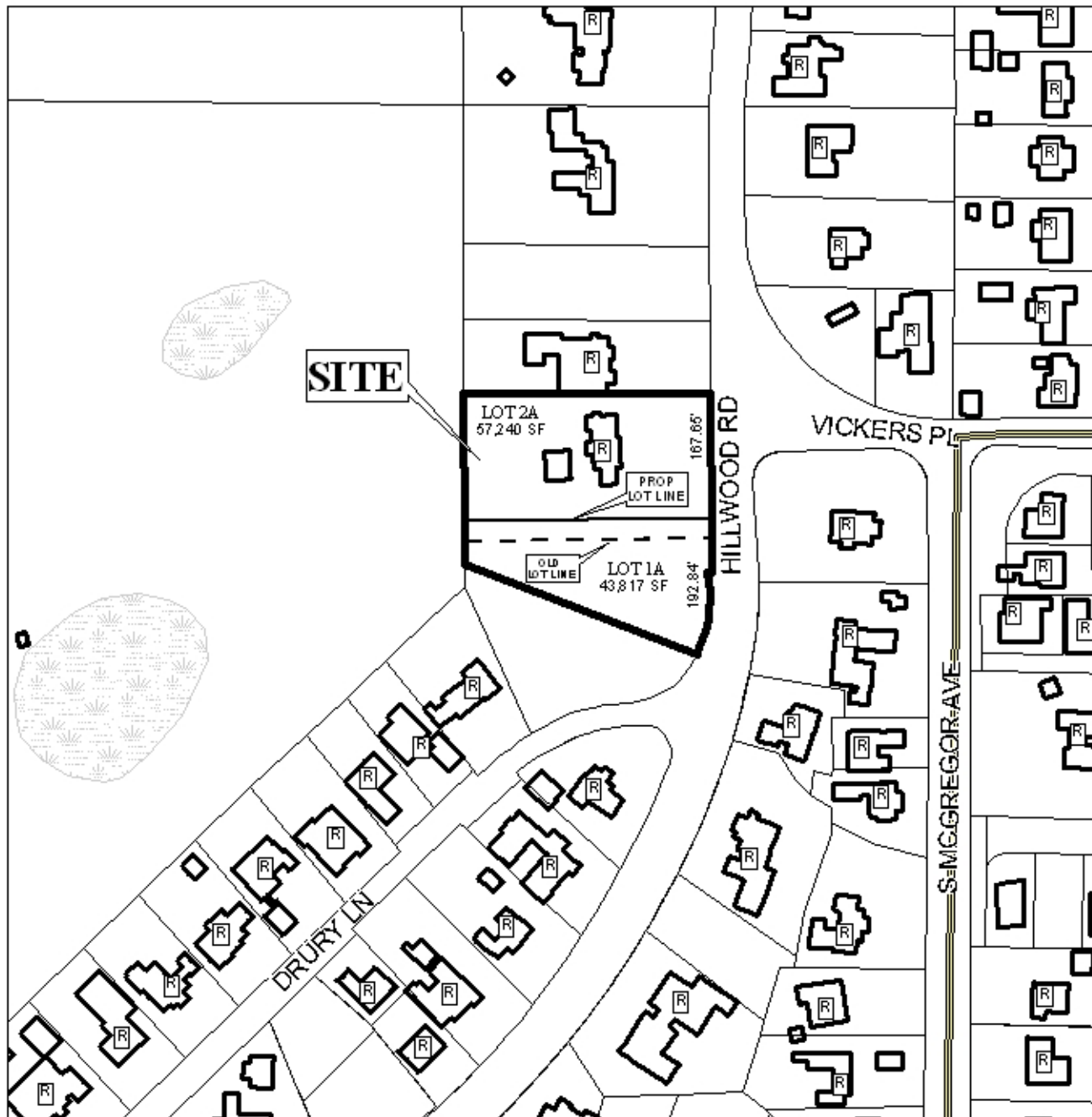
APPLICATION NUMBER 14 DATE May 21, 2009

APPLICANT Taylor Estates Subdivision, Resubdivision and Addition to Lot 1

REQUEST Subdivision



TAYLOR ESTATES SUBDIVISION, RESUBDIVISION AND ADDITION TO LOT 1



APPLICATION NUMBER 14 DATE May 21, 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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