

GLISSON ADDITION TO PINE HILL DRIVE SUBDIVISION

Engineering Comments: Show limits on x-shaded flood plain. Show minimum finished floor elevation on each lot. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, sizes, 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).

MAWSS Comments: No comments received.

The plat illustrates the proposed 0.5 acre, 2 lot subdivision which is located at 615, 617, and 621 Pinehill Drive (East side of Pinehill Drive, 255'± North of Salvia Street North) and is in Council District 3. The subdivision is served by public water and public sanitary sewer.

Both the proposed Lot 1 and the proposed Lot 2 have frontage on Pinehill Drive, and neither of the proposed lots are corner lots. Pinehill Drive is a minor street with adequate 50-foot right-of-way. Therefore, no dedication should be required, however, the plat should be modified to reflect the current right-of-way of Pinehill Drive. Given the amount of street frontage as illustrated, the site should be limited to the existing curb cuts.

The purpose of this application is to create a 2-lot subdivision from an existing metes and bounds parcel. In this case, the existing parcel contains two residential buildings. As the site is zoned R-1, Single-Family Residential, this is in violation of the zoning ordinance. It is the intent of the applicant to have both structures on separate lots. Further, the division of the lot does not appear to create a setback issue for either of the two structures.

The 25 foot minimum building setback is not shown, and should be illustrated as per Section V.D.9 of the Subdivision Regulations. The structures on the proposed lots have adequate front yard setbacks.

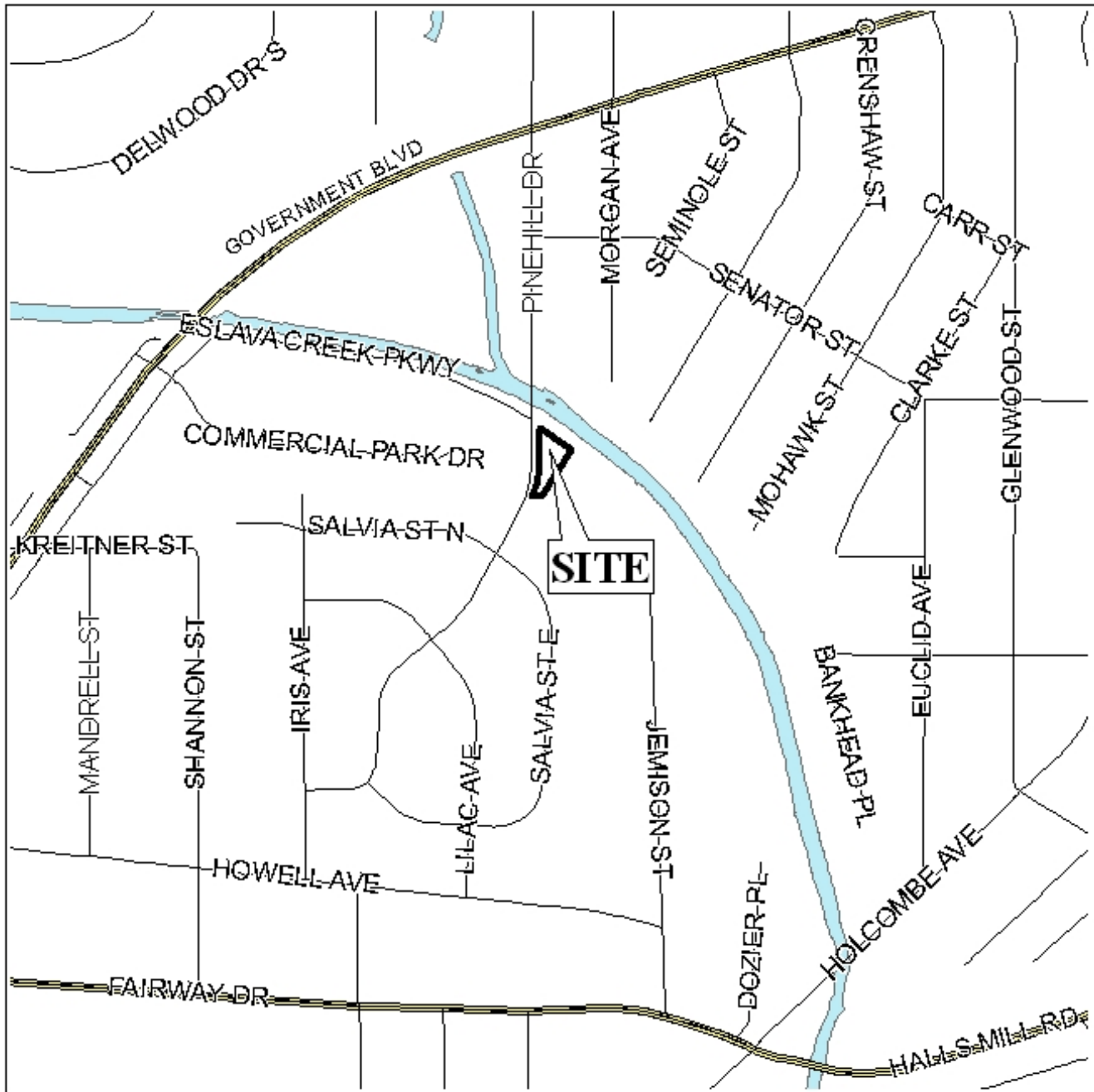
Both of the proposed lots exceed the minimum lot size, however, the lots should be labeled with their size in square feet, or a table provided on the plat with the same information.

Lastly, it appears that the residential structure on the proposed Lot 1 may be a duplex. This is evidenced by the fact that there are two addresses shown for the structure on the City of Mobile GIS (615 and 617 Pinehill Drive), and the fact that the structure is shown both on GIS and the preliminary plat to have two driveways. The applicant should be advised that use of the structure as a duplex or multi-family residential dwelling unit would be prohibited unless the applicant could provide non-conforming use documentation, petition for rezoning or a Board of Zoning Adjustment Use Variance.

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

- 1) depiction of the 25 foot minimum building setback on both lots as per Section V.D.9 of the Subdivision Regulations;
- 2) a note on the final plat limiting the site to the existing curb cuts;
- 3) labeling of each lot with size in square feet, or a table provided on the plat with the same information;
- 4) Compliance with Engineering Comments (*Show limits on x-shaded flood plain. Show minimum finished floor elevation on each lot. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit*).
- 5) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 15 DATE June 21, 2007

APPLICANT Glisson Addition to Pine Hill Drive Subdivision

REQUEST Subdivision



NTS

GLISSON ADDITION TO PINE HILL DRIVE SUBDIVISION



APPLICATION NUMBER 15 DATE June 21, 2007

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



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