

HOGAN – GUNTER SUBDIVISION

Engineering Comments: 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, 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: No comments.

MAWWS Comments: No comments.

The plat illustrates the proposed 0.9± acre, 2-lot subdivision, which is located on the East side of Hillwood Drive West, 410'± North of Ellen Drive, extending to the West side of Barron Place, 550'± South of Old Military Road, in Council District 4. The applicant states the site is served by city water and sanitary services.

The purpose of this application is to shift the common rear lot line between a legal lot of record and a metes-and-bounds parcel.

The metes-and-bounds parcel is actually the South one-half of Lot 12, Block B, Edgewood Park Subdivision. Since that lot was parceled in 1971 and both halves have since changed ownership, inclusion of the North half in this subdivision would not be practicable.

Proposed Lot A fronts Barron Place, and proposed Lot B fronts Hillwood Drive West, both with compliant 50' rights-of-way; therefore, no dedication would be required. 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, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The plat should be revised to illustrate the 25' minimum building setback line along both street frontages. Also, each lot should be labeled with its size in acres and square feet, or a table should be furnished on the final plat providing the same information.

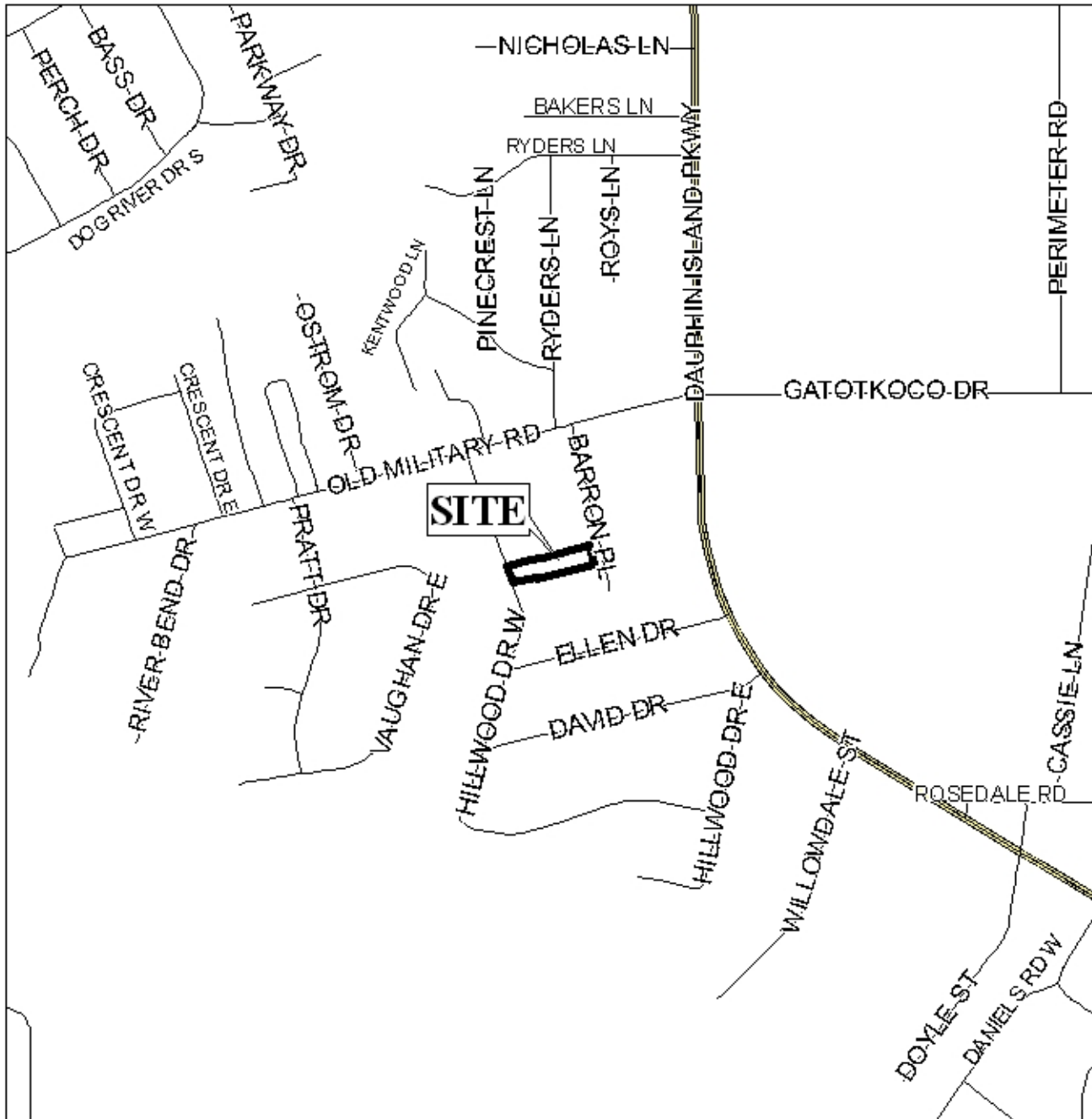
The GIS database indicates an accessory structure located close to the rear property line on existing Lot 8, Block B, Barron Subdivision. Verbal discussion with the applicant's surveyor indicates this structure is actually on the half-lot parcel to the West, close to the current rear property line. The proposed 25' addition to the rear of the half-lot parcel would remedy any rear setback encroachment and allow for the applicant's planned expansion of the structure into a greenhouse. As the resultant shape of proposed Lot B would only be slightly out of character of the neighborhood, a waiver of Section V.D.1. of the Subdivision Regulations would not be out of order.

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.

With a waiver of Section V.D.1. of the Subdivision Regulations, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) illustration of the 25' minimum building setback line along both street frontages;
- 3) labeling of each lot with its size in square feet and acres, or the furnishing of a table on the final plat providing the same information;
- 4) placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 5) subject to the Engineering Comments: *(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).*

LOCATOR MAP



APPLICATION NUMBER 15 DATE July 2, 2009

APPLICANT Hogan-Gunter Subdivision

REQUEST Subdivision


















HOGAN-GUNTER SUBDIVISION



APPLICATION NUMBER 15 DATE July 2, 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



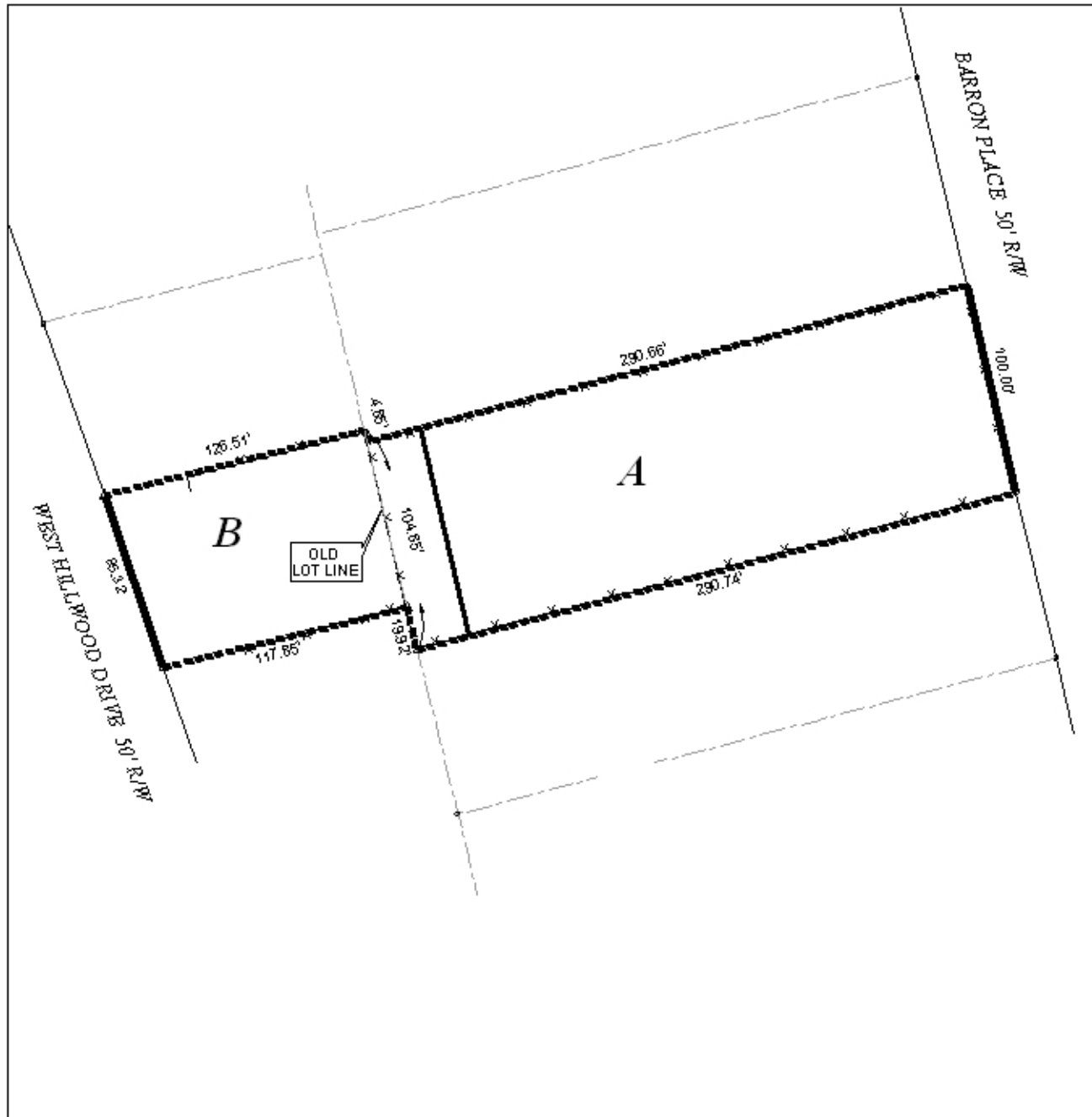
HOGAN-GUNTER SUBDIVISION



APPLICATION NUMBER 15 DATE July 2, 2009



DETAIL SITE PLAN



APPLICATION NUMBER 15 DATE July 2, 2009

APPLICANT Hogan-Gunter Subdivision

REQUEST Subdivision

