

## **HOLDOVER**

*Revised*

### **RANCH HILL SUBDIVISION, RESUBDIVISION OF** **LOT 7**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 3 lot, 3.0  $\pm$  acres subdivision which is located on the South side of Hilltop Street, 260'  $\pm$  East of Leroy Stevens Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create three legal lots and a common area from one lot of record.

The lots are narrow, only 100'  $\pm$  in width, thus the placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each to Hilltop Street, with the size, location and design to be approved by County Engineering, should be required.

This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

As illustrated on the preliminary plat there is a common area labeled thus, the placement of a note on the final plat stating that maintenance of all common areas are the responsibility of the property owners, should be required.

As proposed, Lots 1, 2 and 3 would exceed the width to depth ratio, therefore a waiver of Section V.D.3. would be required.

*At the October 16<sup>th</sup> meeting, this application was heldover at the applicant's request. The applicant has since submitted additional information and a revised plat providing a large common area and essentially reducing the depth of each lot by 50 percent.*

*With a waiver of Section V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each to Hilltop Street, with the size, location and design to be approved by County Engineering; 2) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and 3) the placement of a note on the final plat stating that maintenance of the common area is the responsibility of the property owners.*

# **HOLDOVER**

*Revised*

# **HOLDOVER**

*Revised*