

OAKDEN ESTATES 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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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 submitted.

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 3-lot, 1.2± acre subdivision which is located on the West side of Hillwood Road, 350'± South of Country Club Road, in Council District 5. The subdivision is served by public water and sanitary services.

The purpose of this application is to subdivide an existing metes-and-bounds parcel into three lots of record. One of the proposed lots would be a panhandle or flag lot, and all three lots would exceed the depth-to-width ratio of the Subdivision Regulations. Therefore, a waiver of Sections V.D.1. and V.D.3. would be required. Although the Subdivision Regulations were amended in April 2008 to generally prohibit panhandle or flag lots, an exception is allowed for family subdivisions. The applicant has furnished documentation that the subdivision would be for family purposes, with the applicant planning to build on Lot 1 and Lots 2 and 3 to be built upon by children. Long, narrow lots are typical of the adjoining properties to the North, as originally platted; therefore, the subdivision would be characteristic of the neighborhood.

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 for Lots 2 and 3, and along the East portion of Lot 3, 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 acres and square feet, and should also be so-labeled on the final plat, or a table should be provided furnishing the same information.

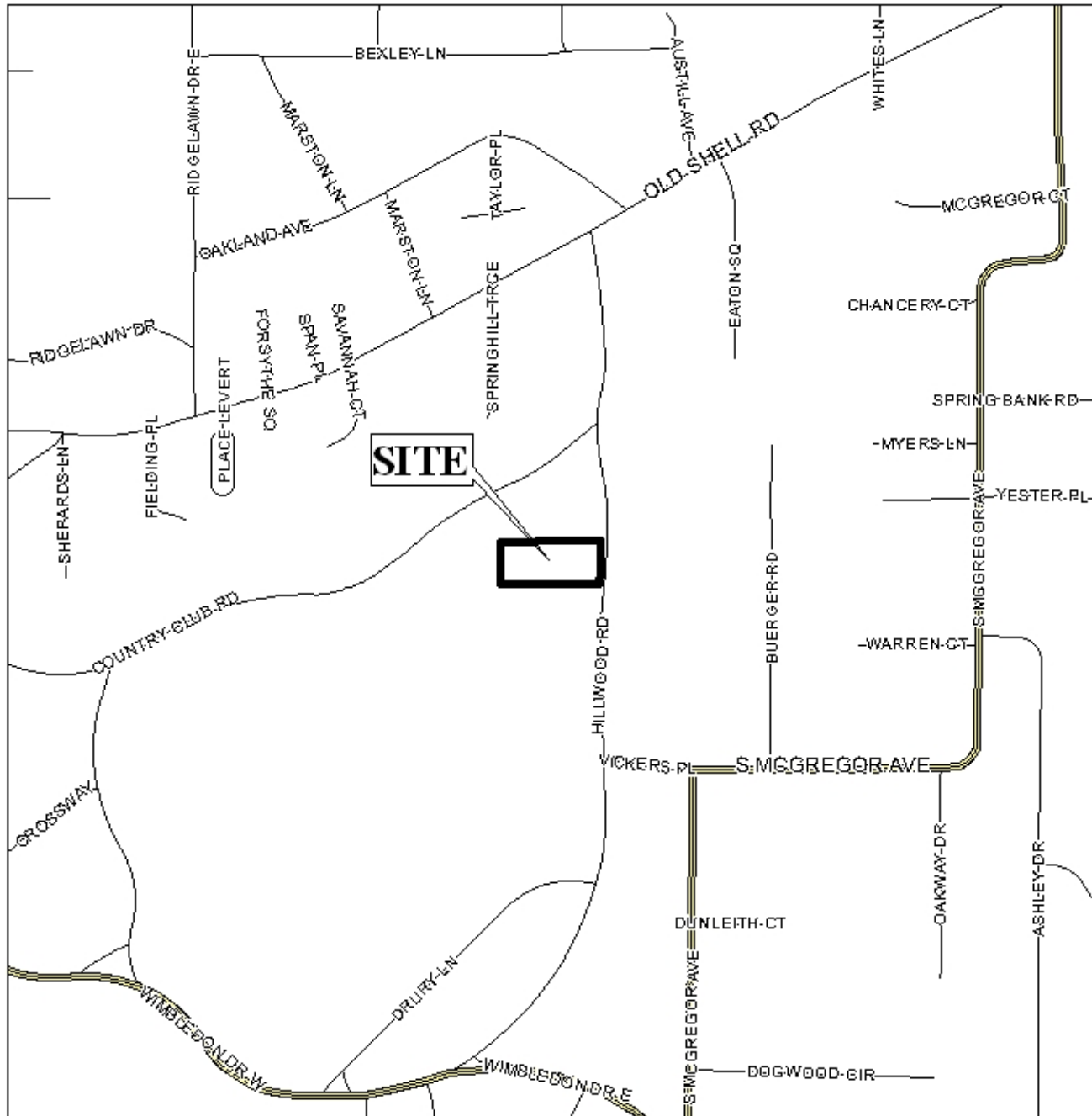
The site contains an existing dwelling, but a note on the plat indicates that it is to be removed. The residence must be removed, with the proper building demolition permit, prior to the signing of the final plat.

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 Sections V.D.1. and V.D.3., the proposed 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 for Lots 2 and 3, and along the East line of Lot 1;
- 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 acres and square feet, or the provision of a table on the plat furnishing the same information;
- 4) removal of the dwelling on the site, with proper building demolition permit, prior to signing the final plat;
- 5) 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
- 6) 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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet).*

LOCATOR MAP



APPLICATION NUMBER 23 DATE October 16, 2008

APPLICANT Oakden Estates Subdivision

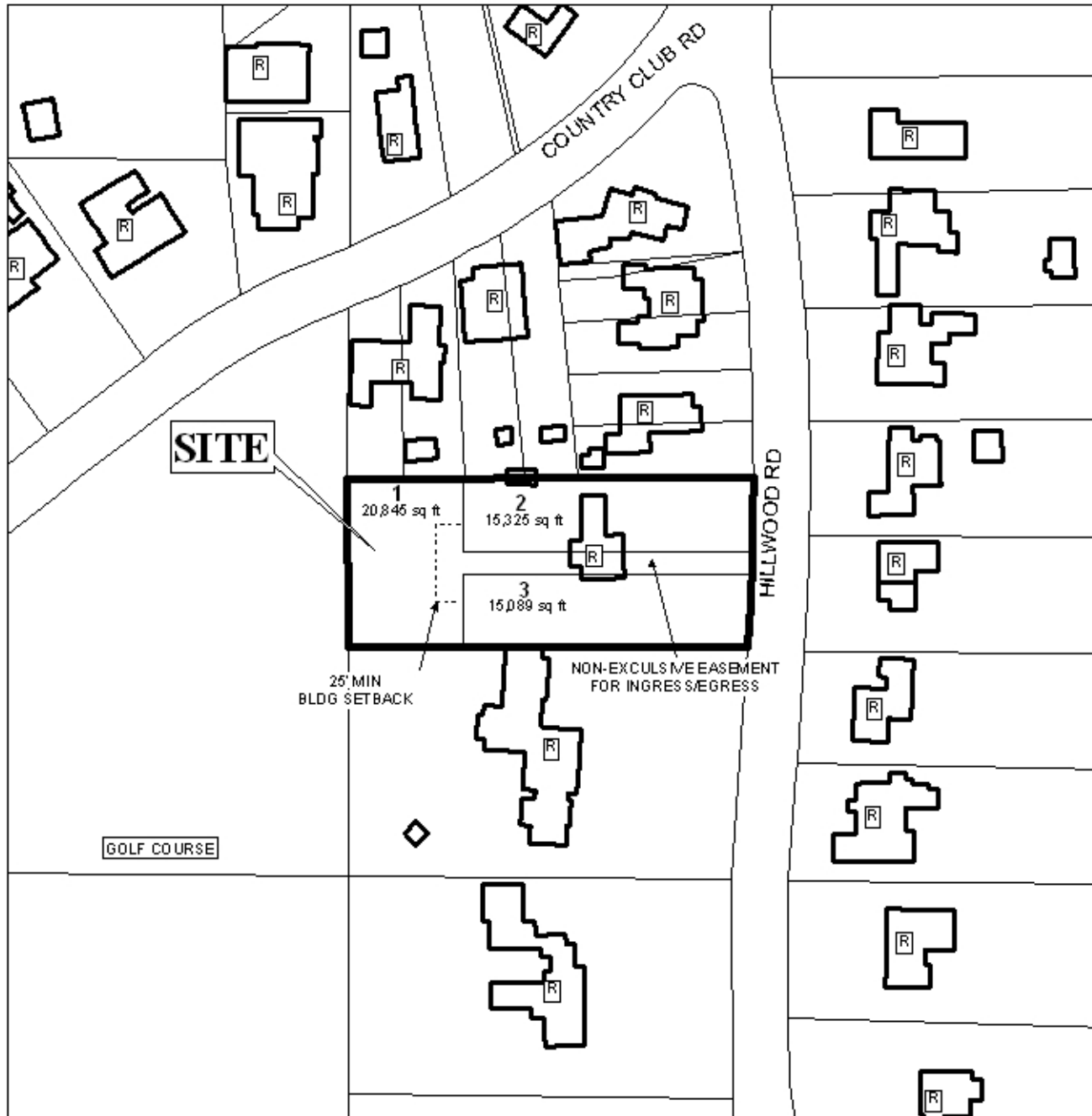
REQUEST Subdivision

N



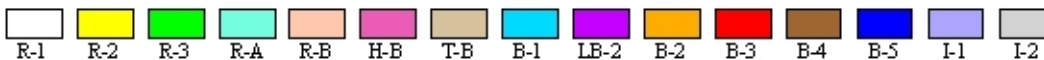
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LEGEND



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