

## **HILLVIEW RANCH SUBDIVISION**

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

The plat illustrates the proposed 1 lot, 0.5 ± acre subdivision which is located at the Northeast corner of Rester Road and Hillview Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a one-lot subdivision from a metes and bounds parcel.

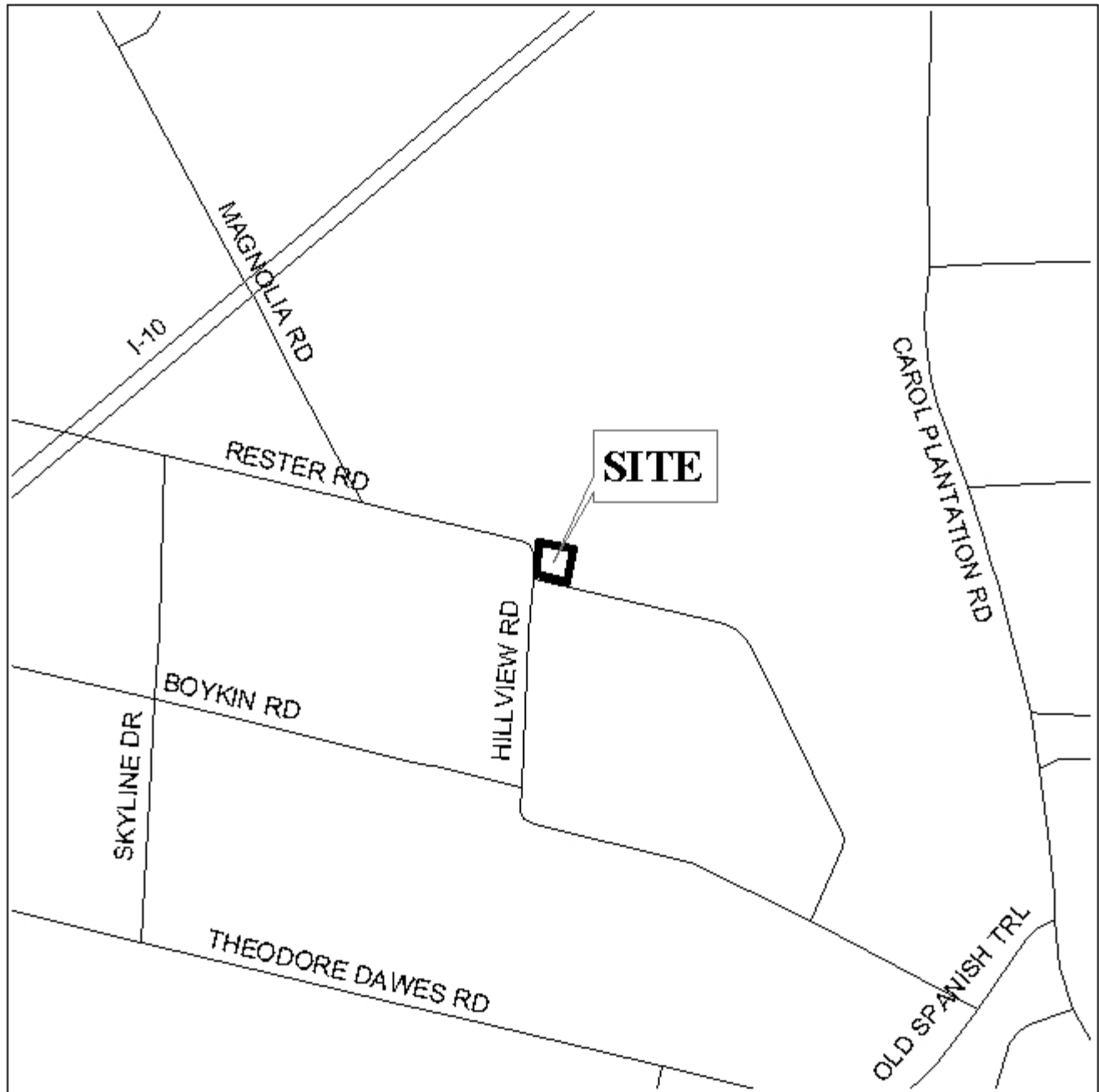
The plat does not illustrate the balance of the property from which Lot 1 is being taken. The balance of Lot 1 should be included as a second lot, or the submission of documentation to establish the balance of Lot 1 as a legal lot of record prior to 1984, should be required.

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.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

Based upon the preceding, this application is recommended for holdover to allow the applicant to include the balance of the property in the subdivision, with the additional notification information or to submit documentation to establish the balance of the property as a legal lot of record prior to 1984. This information should be submitted by April 19<sup>th</sup> to be considered at the Commission's May 6<sup>th</sup> meeting.

## LOCATOR MAP



APPLICATION NUMBER 12 DATE April 15, 2004

APPLICANT Hillview Ranch Subdivision

REQUEST Subdivision



# HILLVIEW RANCH SUBDIVISION



APPLICATION NUMBER 12 DATE April 15, 2004

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

N  
NTS