

RHODEN ESTATES SUBDIVISION

Engineering Comments: Stormwater detention is required for this site. Common area for detention should be shown on the preliminary plat. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, 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: A fire hydrant within 400 feet of all new structures is required. All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed two-lot, 2.8 \pm acre subdivision, which is located on the North side of Garrow Avenue, 100' + East of Erdman, extending to the East side of Erdman Avenue, 110' \pm North of Garrow Avenue, and extending to the South side of the Illinois Centrail Railroad right-of-way, 220' \pm East of the North terminus of Erdman Avenue (unopened right-of-way). The site is located within City Council District 7 and is served by public water and sanitary sewer.

The purpose of this application is to create two legal lots of record from six lots of record.

The site fronts Erdman Avenue, a minor street with a 41.5-foot right-of-way. Normally dedication sufficient to provide 30 feet from the centerline would be required for a street not constructed with curb and gutter. However, previous approvals have not required dedication, since there is already 25 feet between the site and the centerline. The site also fronts Garrow Avenue, a minor street with a 66-foot right-of-way.

A portion of the site (currently Lot 1 of the Resubdivision of Lot 2 of Hills Estate) was recorded with a note on the final plat stating that "there will be no further subdivision of Lot 1 until Erdman Avenue is improved to City standard or has frontage to an improved right-of-way." As the present application would give the site access to Garrow Boulevard, this subdivision is acceptable. However, future development should be denied direct access to Erdman Avenue. As a means of access management, the site should be limited to a single curb cut for each lot.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following condition: 1) the placement of a note on the final plat stating that the site is limited to a single curb cut for each lot, with size, location, and design subject to Traffic Engineering approval; and 2) the placement of a note on the final plat stating that Lot 1 is denied direct access to Erdman Avenue.

LOCATOR MAP



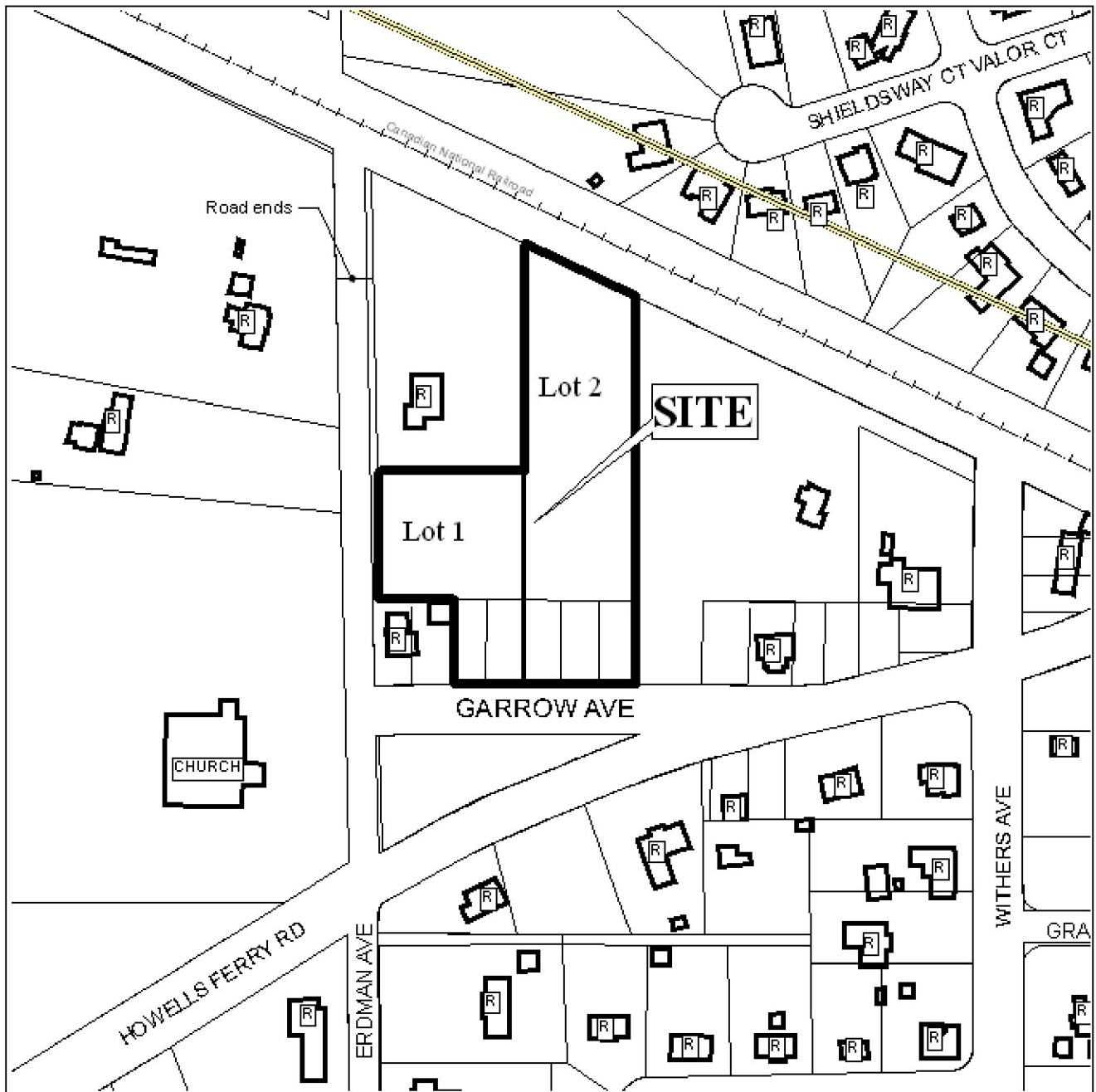
APPLICATION NUMBER 9 DATE August 3, 2006

APPLICANT Rhoden Estates Subdivision

REQUEST Subdivision

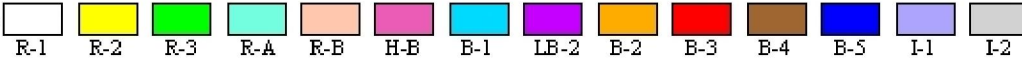


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LEGEND



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