

THISTLEWAITE PLACE 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: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: No Comments

The plat illustrates the proposed 2.3± acre, 4 lot subdivision, which is located South side of Howells Ferry Road, extending from Tew Drive to Thistlewaite Drive, in City Council District 7. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create 4 lots of record from two metes and bounds parcels. Parcel #R022802043000019 has a child parcel (R022802043000019.02) adjacent to the South, which was split in 1983 without going through the legal subdivision process. Typically, the child parcel would be required to be included in this subdivision; however, the owner of the child parcel has submitted a letter stating that they do not wish to be part of the process.

To the North, the site fronts Howells Ferry Road, a minor street with sufficient right-of-way. To the West and East, the site fronts Thistlewaite Drive and Tew Drive, both minor streets (no curb and gutter) with 50' rights-of-way. Section V.B.14. of the Subdivision Regulations requires that minor streets without curb and gutter have a minimum 60' right-of-way; the applicant should revise the plat provide a minimum 30' as measured from the centerline of each street.

Lot 1 has approximately 100' of frontage on Thistlewaite Drive and should be limited to one curb cut; Lot 2 is a corner lot with 200' and 100' of frontage on Thistlewaite Drive and Howells Ferry Road, respectively; Lot 3 has 135' of frontage on Howells Ferry Road; Lot 4 is a corner lot with 100' and 300' on Howells Ferry Road and Tew Drive, respectively. As a means of access management, a note should be placed on the final plat stating that each lot is limited to one curb cut (including corner lots), with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. An additional note should be placed on the final plat stating Lots 2 and 4 are denied direct access to Howells Ferry Road.

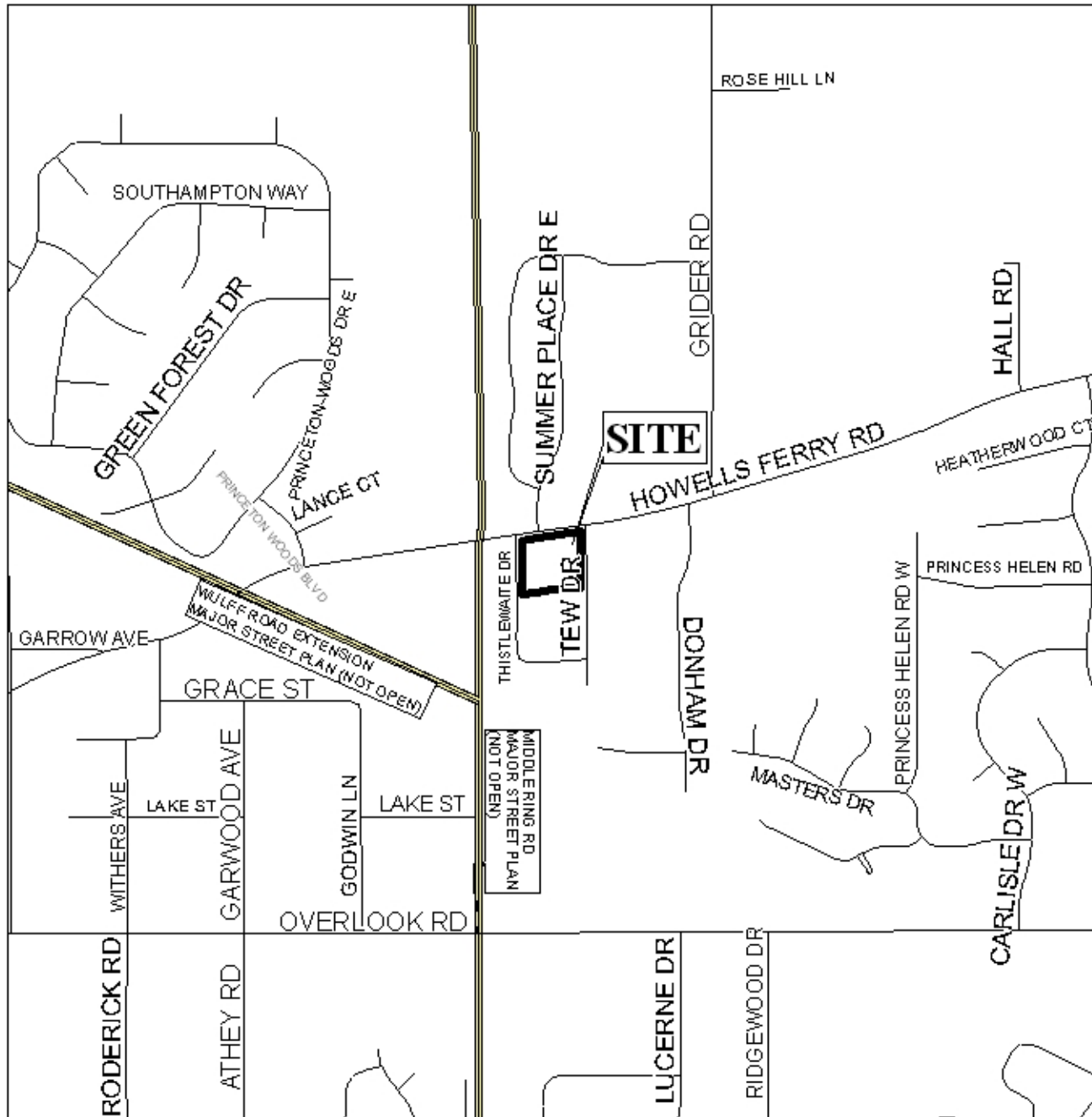
As proposed, the plat does not illustrate adequate radii where Howells Ferry Road intersects both Thistlewaite and Tew Drives. The applicant should revise the plat to comply with Section V.B.16. of the Subdivision Regulations.

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 the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of sufficient right-of-way, for both Thistlewaite and Tew Drives, to provide a minimum 30' as measured from the centerline of each street;
- 2) 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;
- 3) placement of a note on the final plat stating that Lots 2 and 4 are denied direct access to Howells Ferry Road;
- 4) provision of adequate radii, in compliance with Section V.B.16. of the Subdivision Regulations, where Howells Ferry Road intersects both Thistlewaite and Tew Drives; and
- 5) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP



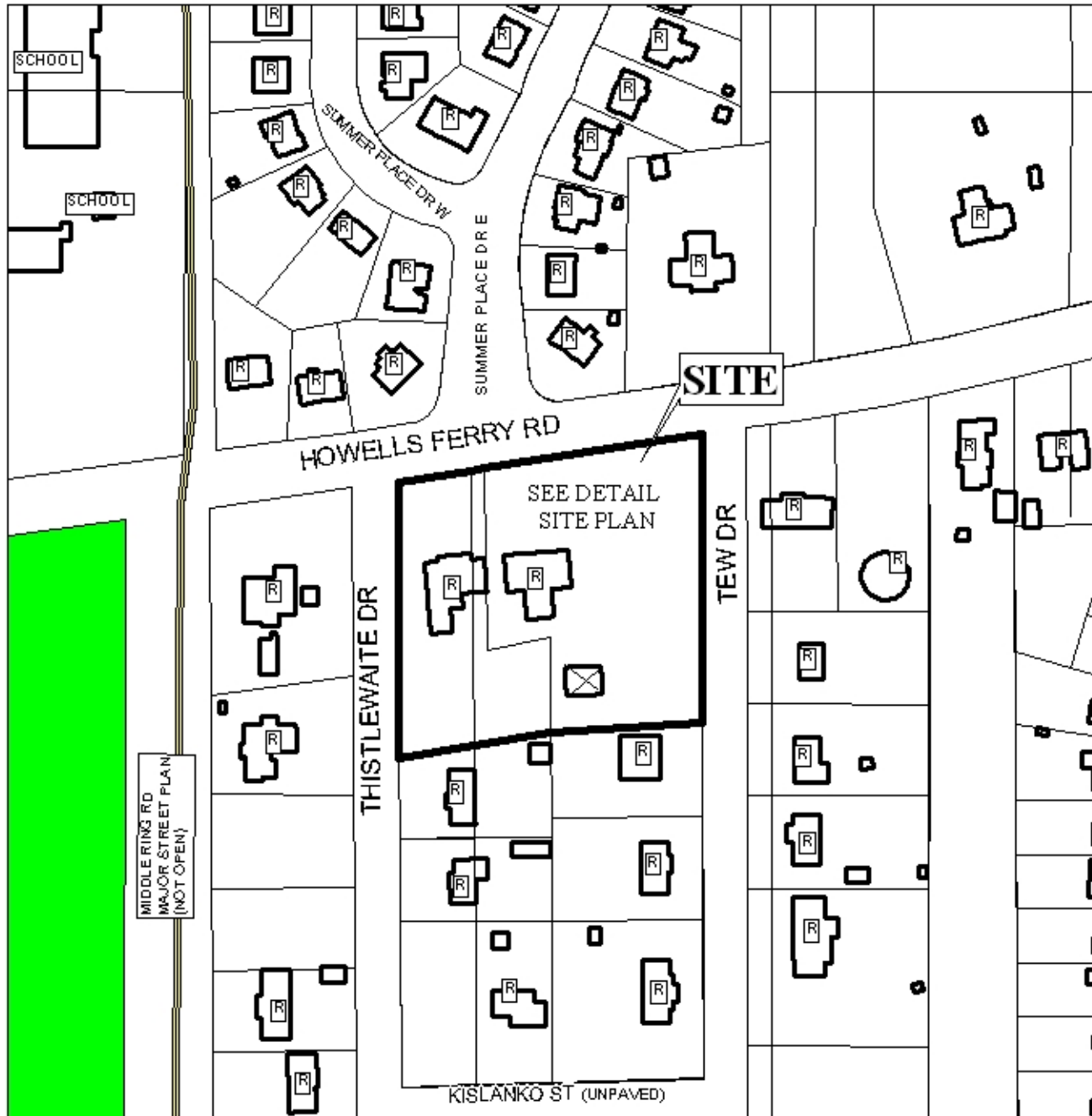
APPLICATION NUMBER 13 DATE February 19, 2009

APPLICANT Thistlewaite Place Subdivision

REQUEST Subdivision



THISTLEWAITE PLACE



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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
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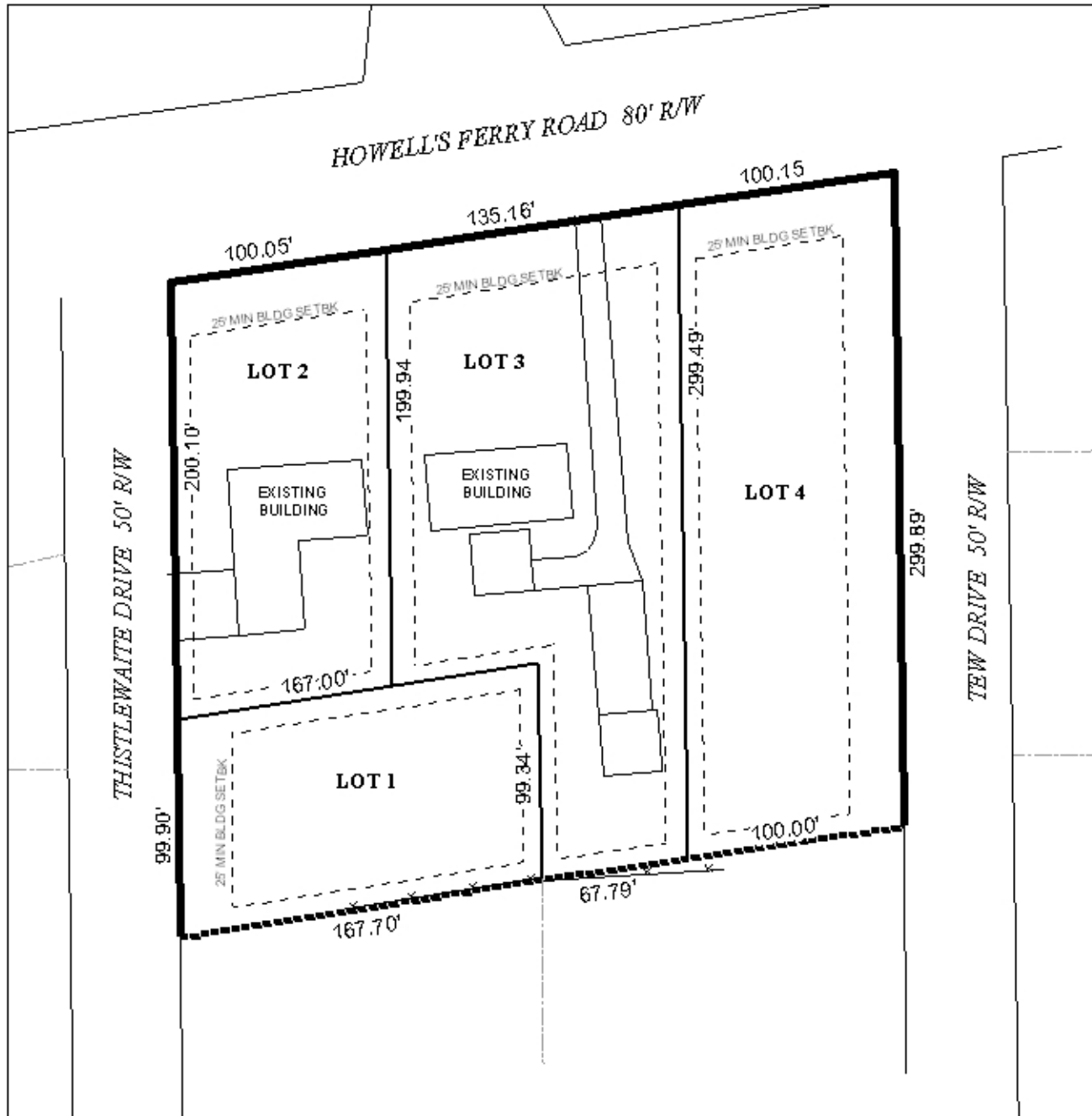
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DETAIL SITE PLAN



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