

T. E. HOUSTON SUBDIVISION

Engineering Comments: Any proposed dumpster pad must have connection to sanitary sewer. 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 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 6 lot, 4.0 \pm acre subdivision located on the North side of Three Notch Road, 430' \pm East of Calhoun Road, extending to the South side of Jackson Road, 300' \pm East of Calhoun Road and is in City Council District 4. The applicant states that the subdivision is served by public water and sewer.

The applicants propose to create 6 lots, two of which would be located outside of the City of Mobile, three of which would be located within the recently annexed area, and one of which would straddle the city limits. It should be noted that proposed lots that cross jurisdictional lines typically must either be fully brought in or excluded from a jurisdiction. Also, it appears that most of the site is developed, thus existing buildings should be depicted so that staff can evaluate if proposed lot lines will create setback issues.

The site fronts Three Notch Road, a proposed major street, and Jackson Road, a minor street with a 50-foot wide right-of-way. Three Notch Road, as a proposed major street, should have a right-of-way of 100-feet, thus the existing 80-foot right-of-way is substandard. The plat should be revised to show dedication adequate to provide 50-feet from the centerline of Three Notch Road. The 25-foot setback line should be revised to reflect dedication.

Due to existing development and existing curb-cuts, staff recommends that the plat also be revised to depict existing curb-cuts that the applicants wish to retain.

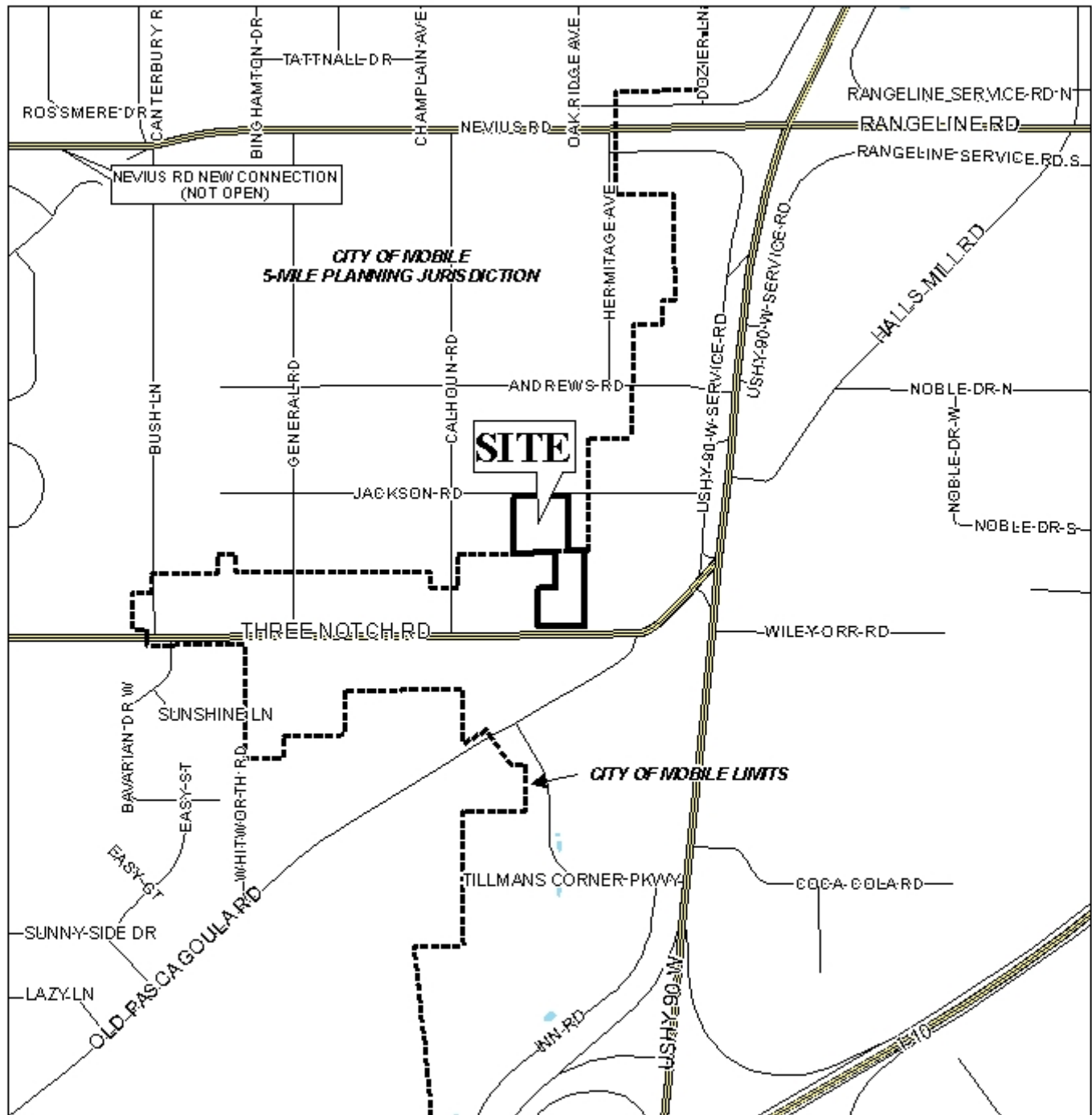
Since the proposed subdivision will potentially exacerbate existing shared access, parking and multiple building issues, an application for Planned Unit Development approval for that portion of the site that is or will be located within the City of Mobile will be required prior to new development.

Finally, a flag lot is proposed. The applicants should provide justification for the proposed flag-lot, as required by Section V.D.1. of the Subdivision Regulations.

Based on the preceding, this application is recommended for Holdover until the July 16th meeting, with revisions due by June 29th so that the following items can be addressed:

- 1) Revision of the plat to eliminate the crossing of the city limits, or provision of a written statement that the owner will petition for inclusion or exclusion from the city;
- 2) Revision of the plat to depict all existing buildings so that staff can determine if the proposed subdivision will create setback issues;
- 3) Revision of the plat to depict dedication adequate to provide 50-feet from the centerline of Three Notch Road, and adjustment of the minimum building setback line to reflect dedication;
- 4) Revision of the plat to show existing curb-cuts which the applicants desire to retain; and
- 5) Provision of a written statement justifying the flag lot.

LOCATOR MAP

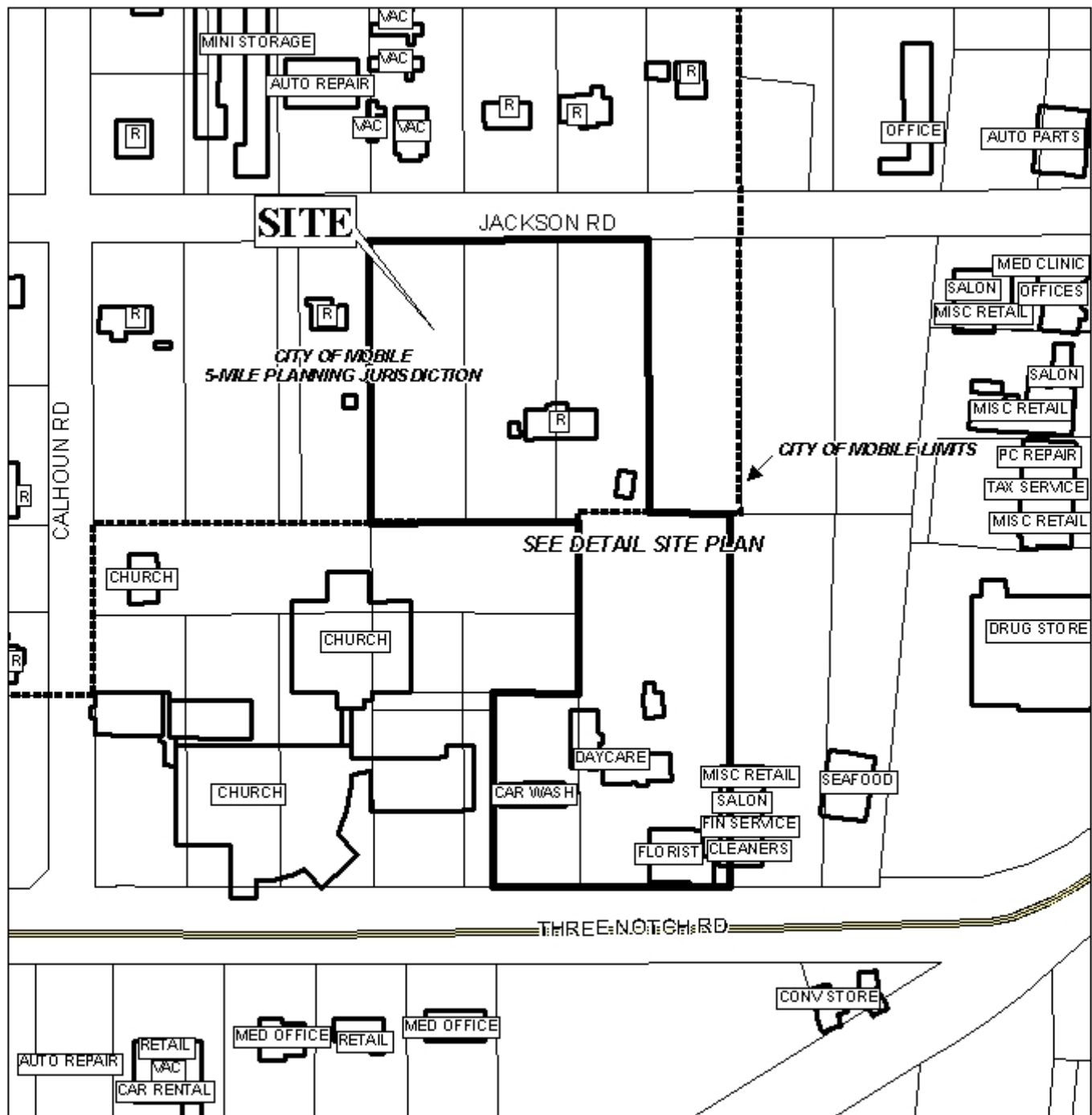


APPLICATION NUMBER 14 DATE June 18, 2009
 APPLICANT T.E. Houston Subdivision
 REQUEST Subdivision



NTS

T.E. HOUSTON SUBDIVISION



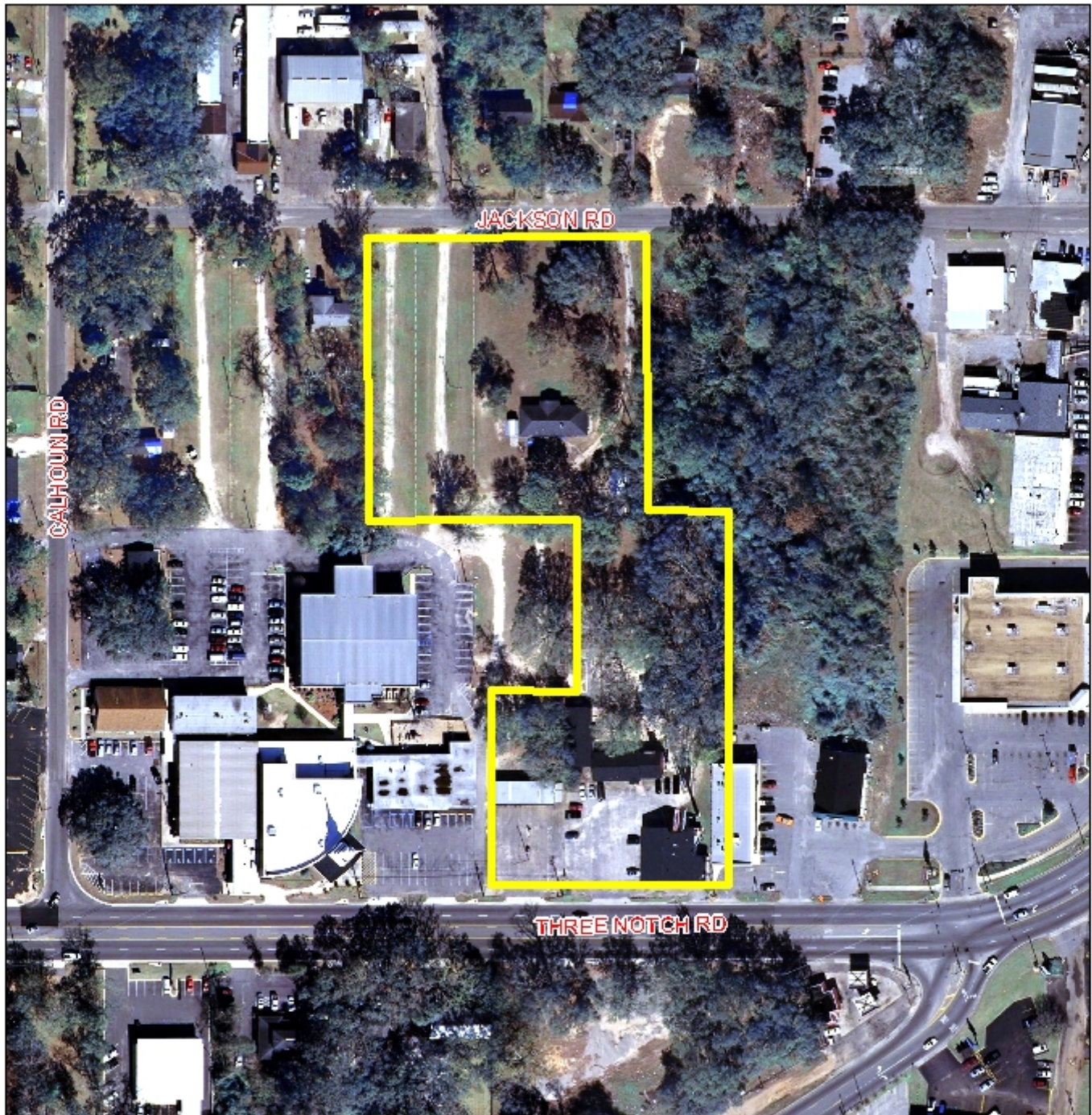
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LEGEND

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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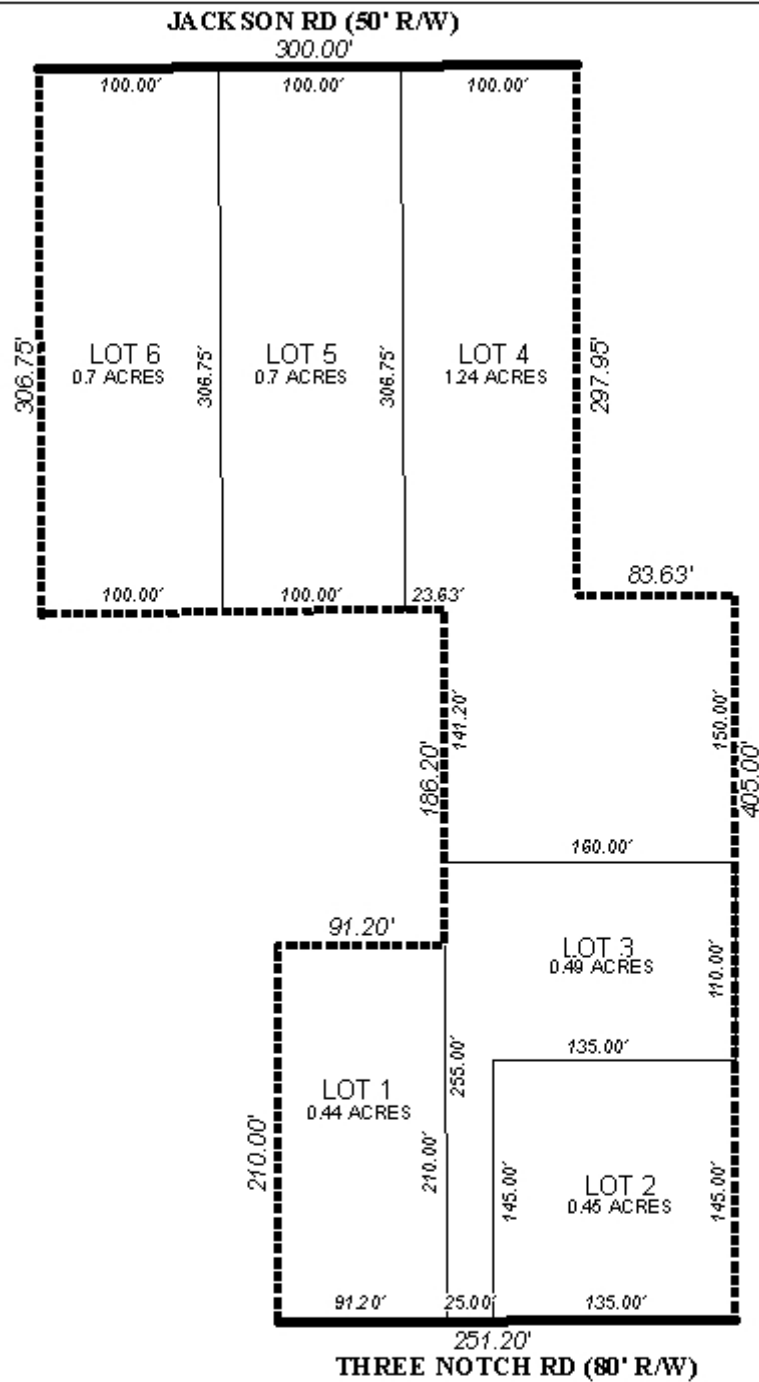


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NTS

DETAIL SITE PLAN



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APPLICANT T.E. Houston Subdivision
REQUEST Subdivision

