

THISLEWAITE PLACE SUBDIVISION

Engineering Comments: Must comply with all storm water and flood control ordinances. Add a note to the plat that detention must be provided and a land disturbance permit will be required for any addition of impervious area added to the site in excess of 4000 square feet. 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 1.5± acre, 2 lot subdivision, which is located at the Southwest corner of Howells Ferry Road and Tew Drive [private drive], in City Council District 7. The applicant states that the site is served by public water and sanitary sewer.

This site was part of a recently approved 4 lot subdivision, involving the subject parcel and the adjacent parcel to the West (both metes and bounds parcels). However, it was subsequently discovered that, contrary to what was illustrated on the preliminary plat, both Thistlewaite and Tew Drives have never been dedicated to the City of Mobile as public streets; thus, the plat could not be signed by the City Engineer for recording. The applicant has now revised the plat to a 2 lot subdivision, excluding the parcel to the West. While one of the lots still has frontage onto Tew Drive, both have direct frontage onto Howells Ferry Road.

It should be noted again that 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, due to multiple ownerships of the parcel, the Commission previously accepted a letter from the owner of the child parcel stating that they do not wish to be part of the process; such is the case again.

To the North, the site fronts Howells Ferry Road, a minor street with sufficient right-of-way; no dedication is required. To the East, the site fronts Tew Drive, a 50' wide non-exclusive easement for ingress / egress providing access to multiple residences to the South. Based on information provided, there does not appear to be any intention of dedicating the easement as a public right-of-way; it will remain a private drive.

As proposed, Lots 1 and 2 have approximately 135' and 100' of frontage, respectively, along Howells Ferry Road, while Lot 2 has approximately 300' of frontage along Tew Drive. 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 each (including the corner lot), with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards. It should be noted, however, if access is to be provided from Tew Drive, then compliance with Section VIII.E of the Subdivision Regulations will be required.

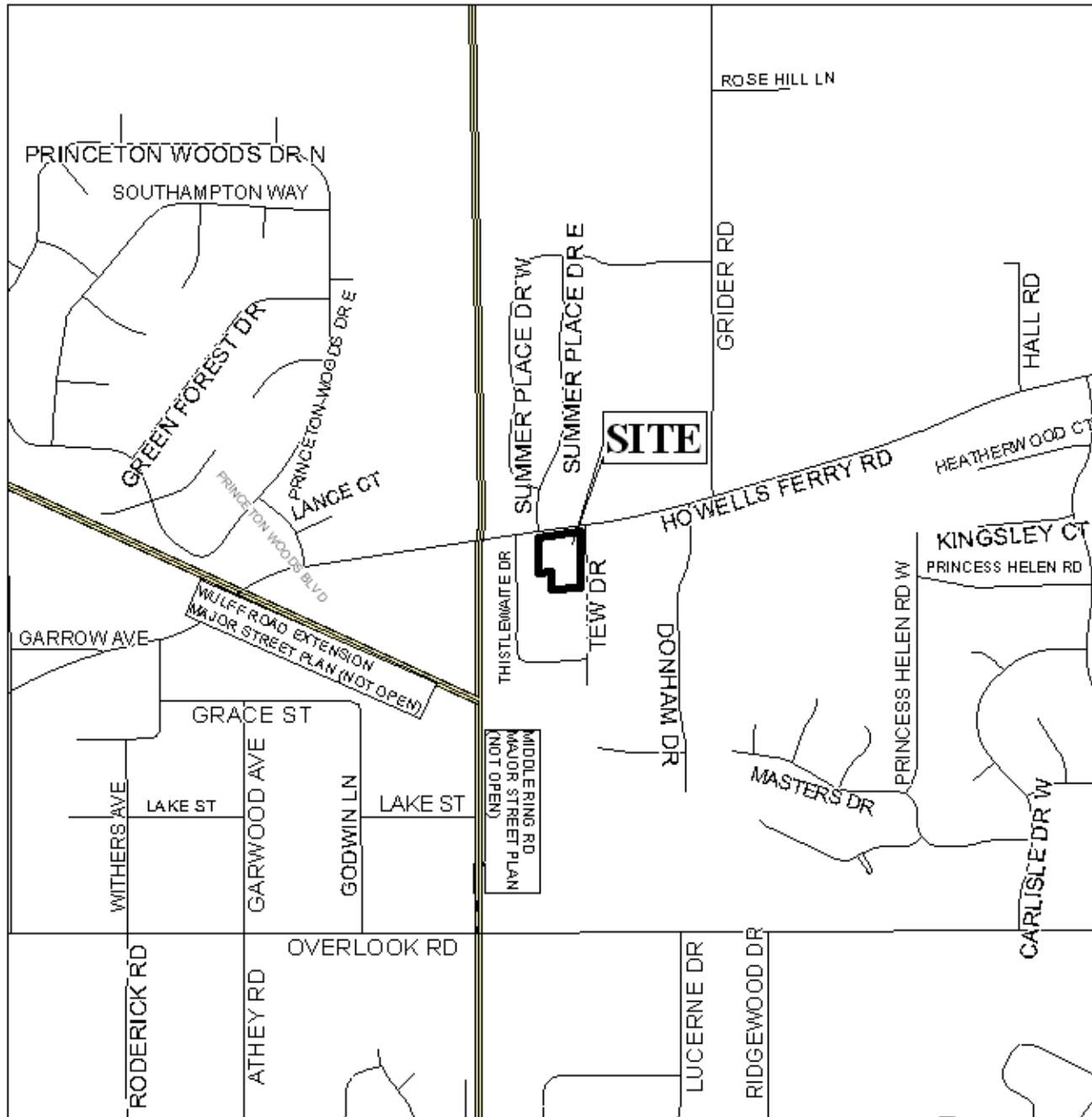
As proposed, the plat does not illustrate adequate radii where Howells Ferry Road intersects Tew Drive. The applicant should revise the plat to comply with Section V.B.16 of the Subdivision Regulations.

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) placement of a note on the final plat stating that each lot is limited to one curb cut each (including the corner lot), with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards;
- 2) placement of a note on the final plat stating that access to Tew Drive will require compliance with Section VIII.E of the Subdivision Regulations;
- 3) provision of an adequate radius, in compliance with Section V.B.16 of the Subdivision Regulations, at the intersection of Howells Ferry Road and Tew Drive;
- 4) 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



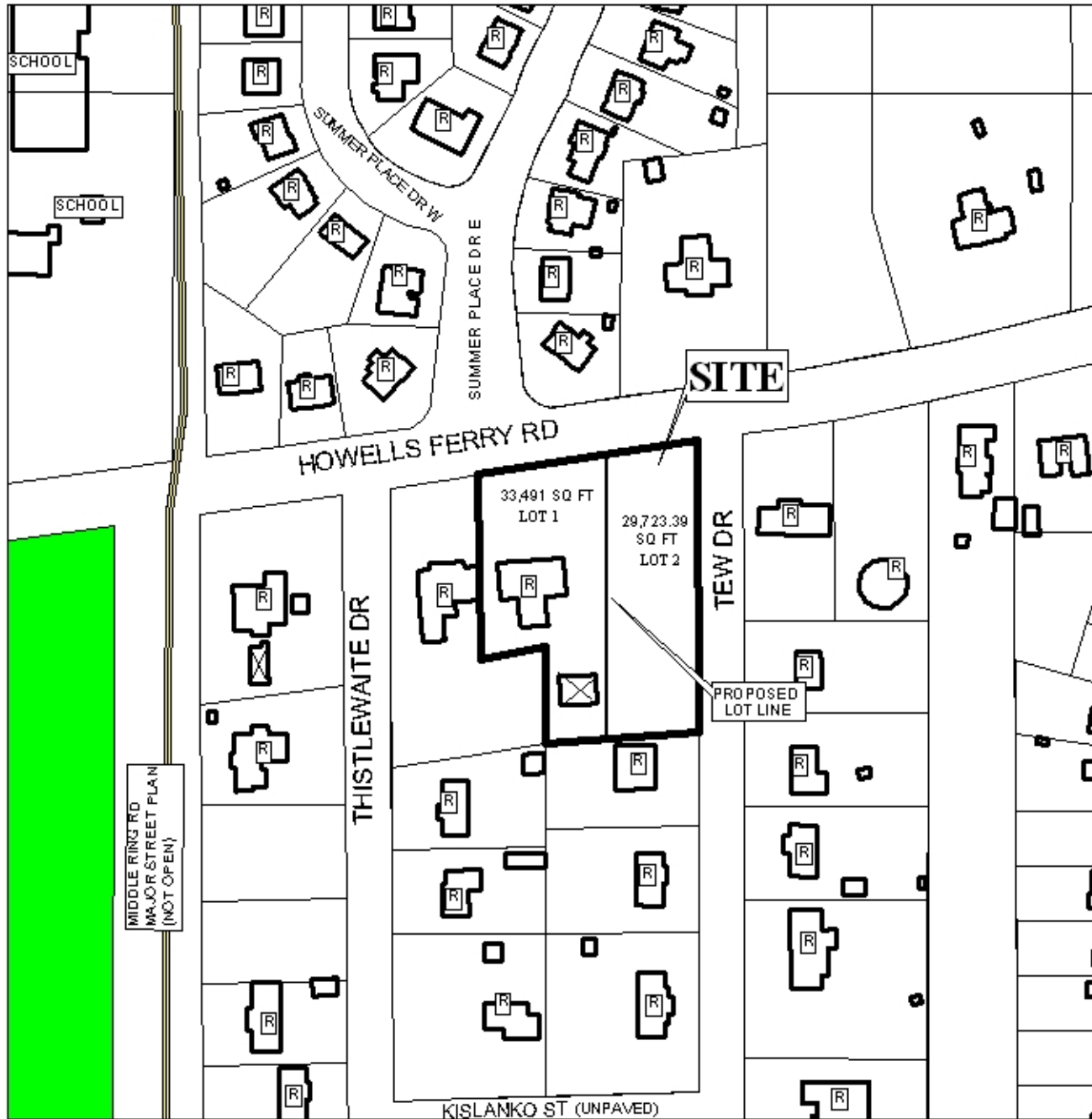
APPLICATION NUMBER 7 DATE October 1, 2009

APPLICANT Thistlewaite Place Subdivision

REQUEST Subdivision



THISTLEWAITE PLACE



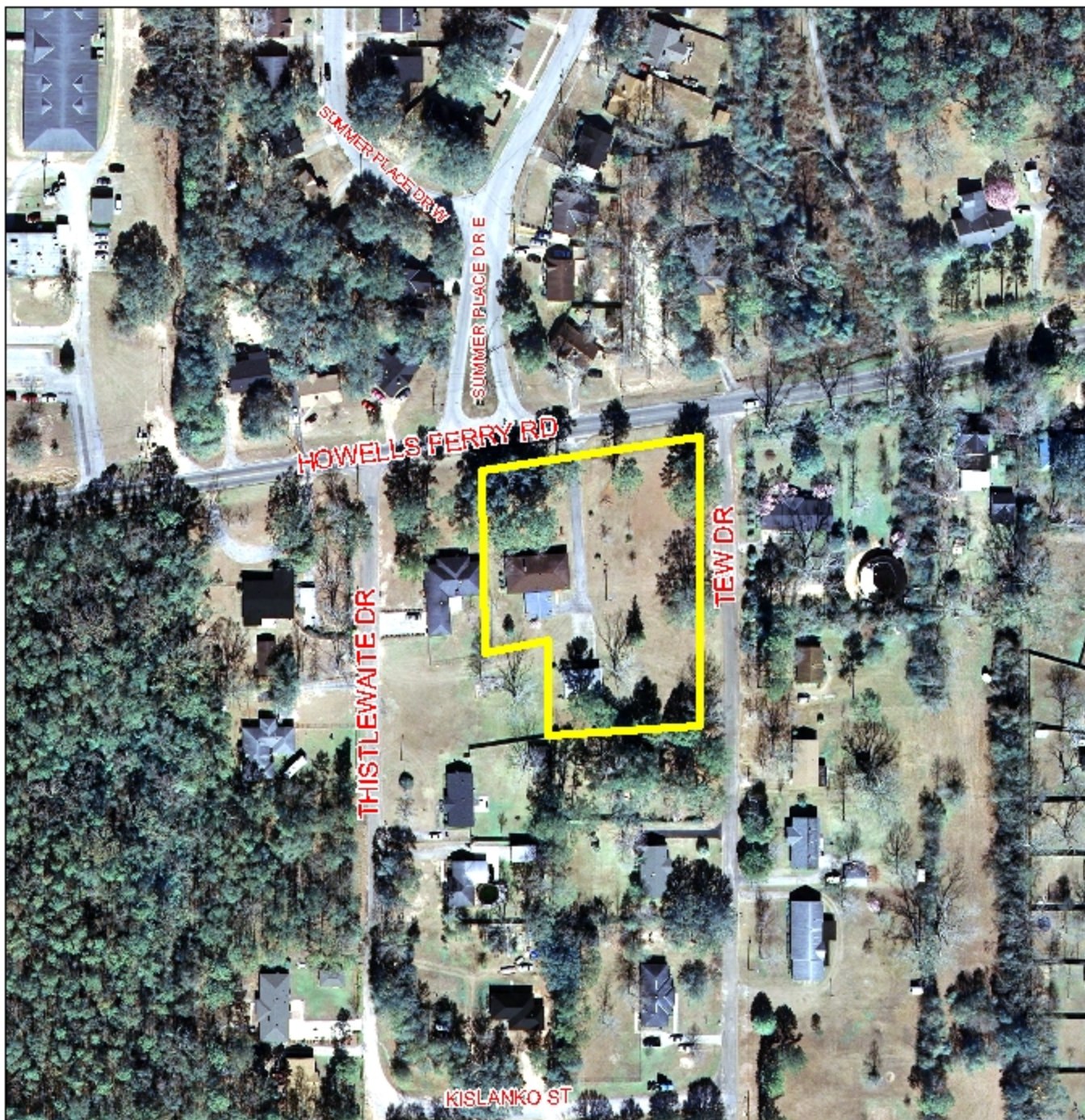
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LEGEND

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

N
NTS

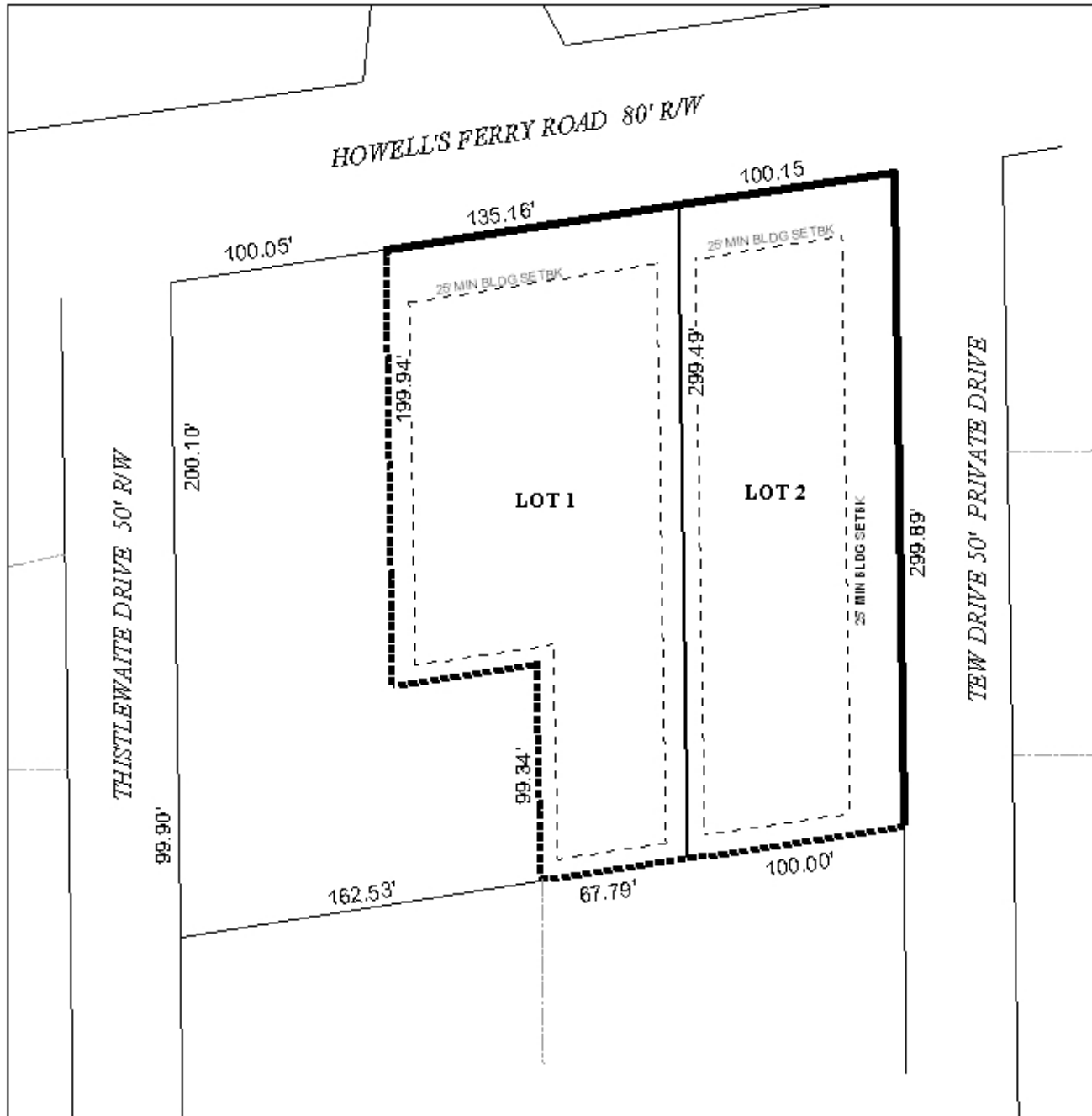
THISTLEWAITE PLACE



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DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE October 1, 2009
 APPLICANT Thistlewaite Place Subdivision
 REQUEST Subdivision

