

## **HOLDOVER**

Revised

### **TIMBERLANE WOODS SUBDIVISION, UNIT ONE**

Engineering Comments: 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: 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 4 lot, 9.0  $\pm$  acres subdivision which is located at the West terminus of Timberline Ridge and is in City Council District 6. The subdivision is served by public water and sanitary sewer.

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

As the site is adjacent to the 100/500-year floodplain, the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

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

As indicated on the plat, the site shows two of the lots as flag-shaped, which exceeds the depth to width ratio recommended in Section V.D.3. of the Subdivision Regulations. Furthermore, the flag-shaped nature of the proposed lots is uncharacteristic of other properties in the area and thus not in conformance with Section V.D.1. of the Subdivision Regulations. Additionally, in January 2005, the Commission approved this site for 33 lots with a modified turnaround/cul de sac.

Based on the preceding, the application is recommended for Holdover until the December 1<sup>st</sup> meeting to allow the applicant time to submit a revised plat showing no flag-shaped lots and a modified turnaround/cul de sac.

## **HOLDOVER**

Revised

### ***Revised for the December 1<sup>st</sup> meeting:***

*This application was held over from the November 17<sup>th</sup> meeting to allow the applicant time to submit a revised plat showing no flag-shaped lots and a modified turnaround/cul de sac. The applicant has not submitted any information regarding redesigning the proposed subdivision to remove the proposed flag-lot configuration.*

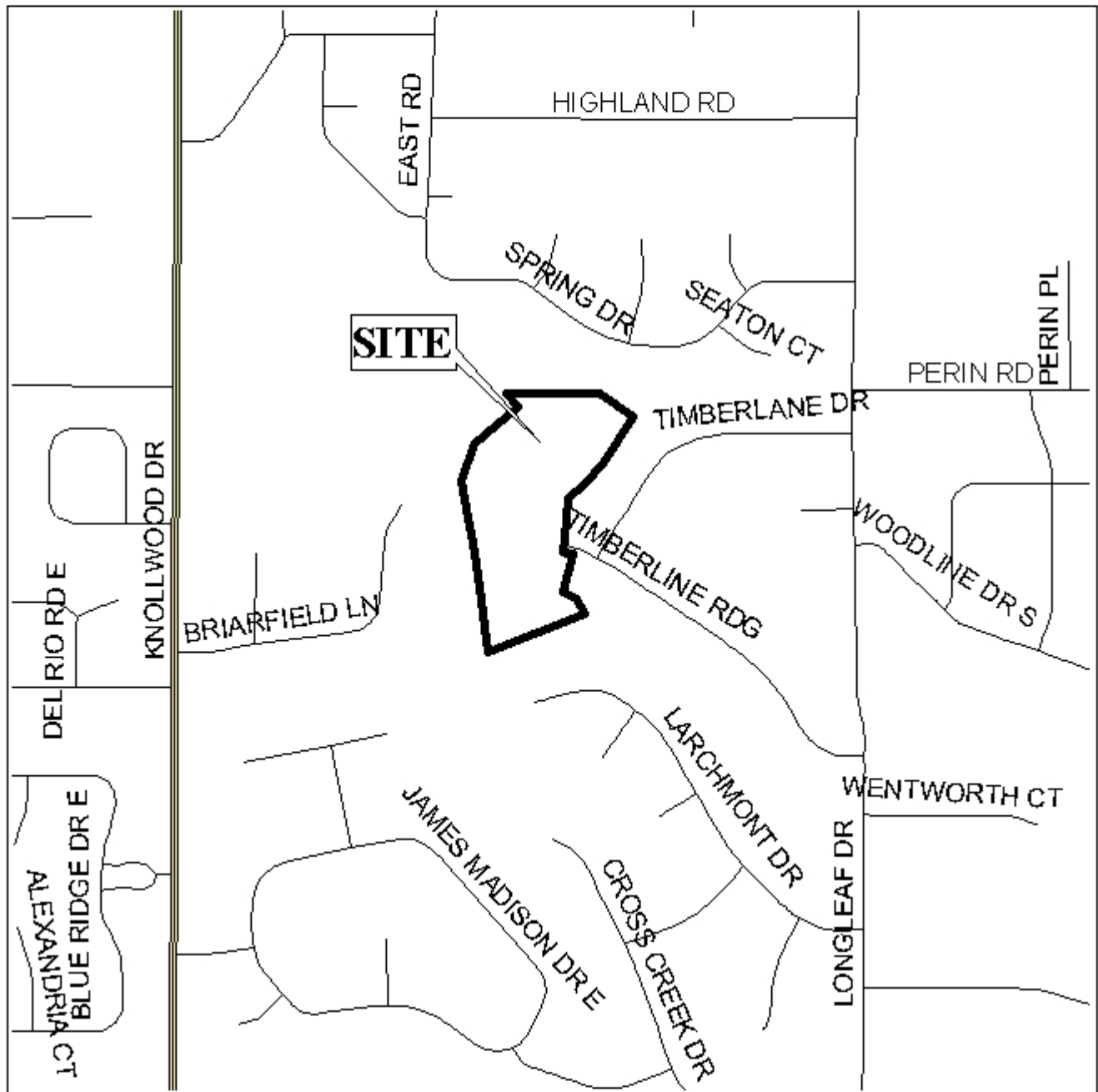
*Based on the preceding, the application is recommended for holdover until the December 15<sup>th</sup> meeting.*

### ***Revised for the December 15<sup>th</sup> meeting:***

*This application was held over from the December 1<sup>st</sup> meeting to allow the applicant time to submit a revised plat showing no flag-shaped lots and a modified turnaround/cul de sac. The applicant has not submitted any information regarding redesigning the proposed subdivision to remove the proposed flag-lot configuration.*

*Based on the preceding, the application is recommended for holdover until the January 5<sup>th</sup> meeting.*

## LOCATOR MAP



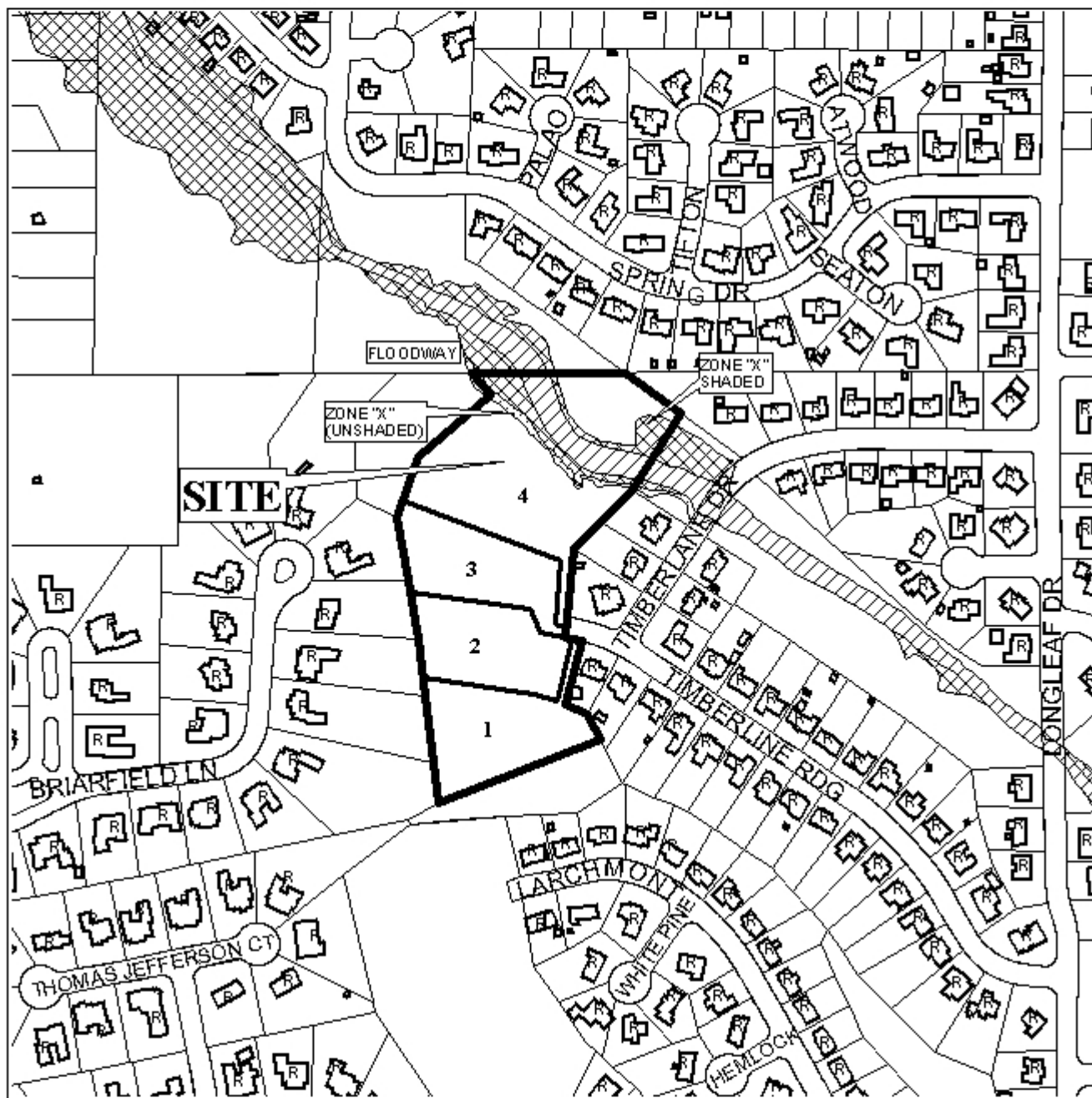
APPLICATION NUMBER Holdover DATE December 15, 2005

APPLICANT Timberlane Woods Subdivision

REQUEST Subdivision



# TIMBERLANE WOODS SUBDIVISION



APPLICATION NUMBER Holdover DATE December 15, 2005

## LEGEND



NTS