

KEITH HARVEY SUBDIVISION

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 number, sizes, 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 0.58 acre \pm , 1 lot subdivision which is located on the east side of Mobile Street, 200 feet \pm north of Cameron Street, extending to the west side of Tacon Street, and is in Council District 1. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is the creation of a one-lot subdivision from four lots of record.

The site fronts onto two streets: Mobile Street and Tacon Street. Mobile Street, as a part of the proposed "Cross-Town Loop 4," is a proposed major street. The right-of-way width for Mobile Street should be 80 feet, according to the Major Street Plan, thus additional right-of-way dedication should be required. In an April 1999 Letter of Decision for a subdivision site immediately north of the subject of this application, the dedication of "*sufficient right-of-way to provide 40' from centerline*" of Mobile Street was given as a condition of approval; a similar condition should be placed upon this proposed subdivision, if approved.

As the site fronts onto two streets, including a proposed major street, access management is a concern. Due to limited frontage onto Mobile and Tacon Streets, the site should be limited to one curb-cut each onto Mobile and Tacon Streets, with the size, location and design to be approved by Traffic Engineering, and in conformance with AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the Final Plat, if approved.

The plat is recommended for Tentative Approval subject to the following conditions: 1) dedication of sufficient right-of-way to provide 40 feet from the centerline of Mobile Street; 2) placement of a note on the Final Plat stating the site is limited to one curb-cut each onto Mobile and Tacon Streets, with the size, location and design of all curb-cuts to be approved by Traffic Engineering, and conform to AASHTO standards; and 3) depiction of the 25-foot minimum building setback line.

LOCATOR MAP



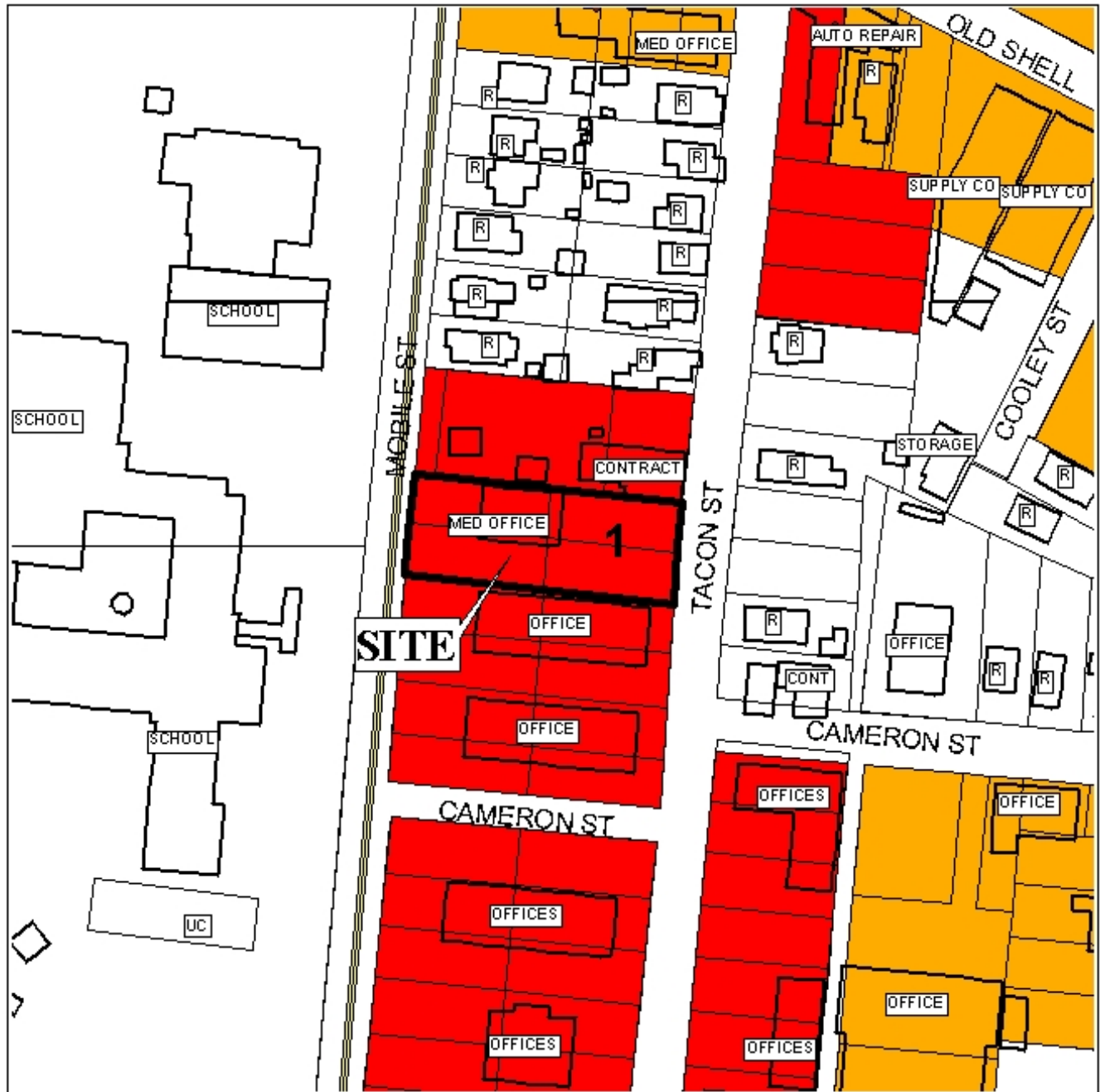
APPLICATION NUMBER 9 DATE June 16, 2005

APPLICANT Keith Harvey Subdivision

REQUEST Subdivision



KEITH HARVEY SUBDIVISION



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LEGEND

