

JAMES L. ODOM SUBDIVISION, FIRST ADDITION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 1-lot, 0.86± acre subdivision which is located at 9110 Howells Ferry Road (East side of Howells Ferry Road, 1220'± South of Firetower Road). The subdivision is served by public water and individual septic tanks.

The purpose of this subdivision is to create one legal lot of record from an existing metes and bounds parcel, and leave the remaining portion of the parcel designated as future development.

The site fronts Howells Ferry Road to the West. Howells Ferry Road is a planned major street, with an 80-foot right-of-way. The Major Street Plan component of the Comprehensive Plan calls for a 100-foot right-of-way for this road, therefore, dedication sufficient to provide 50-feet from the centerline of Howells Ferry Road should be required.

The proposed Lot 1 is a "flag-lot" with 26.08-feet of public right-of-way frontage on Howells Ferry Road, and a 25-foot wide, 121.97-foot long strip leading to the point that the lot opens up to 135-feet. As there are no other flag lots in the vicinity of this proposed subdivision, a waiver of Section V.D.2 of the Subdivision Regulations to allow the "flag-lot" may not be appropriate. Additionally, the proposed subdivision could be configured in such a way as to eliminate the need for a flag lot.

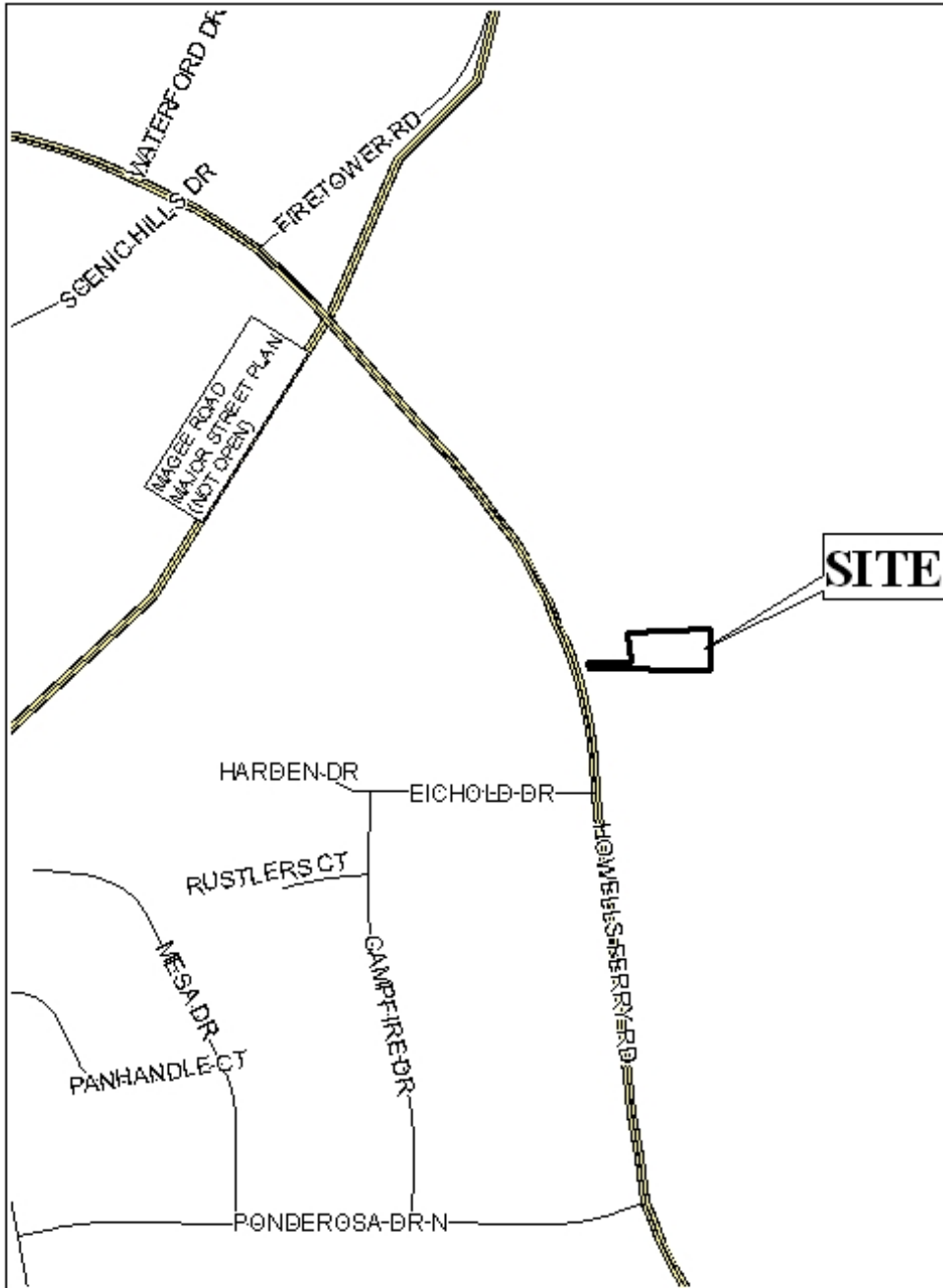
A large area of the site is designated as future development. A portion of this area is already developed, therefore, a second lot should be added to this application to include the area of "future development" that is already developed.

The plat does not illustrate the 25-foot minimum building setbacks, and thus they should be required prior to signing of the final plat.

This application is recommended for Holdover until the September 6, 2007 meeting, with revisions due by August 13, 2007, to address the following:

- 1) dedication sufficient to provide 50-feet from the centerline of Howells Ferry Road;
- 2) illustration of the 25-foot minimum building setbacks;
- 3) addition of a second lot in the developed part of the site that is labeled as "future development;" and
- 4) reconfiguration of the proposed lots to comply with Section V.D.2 and V.D.3.

LOCATOR MAP



APPLICATION NUMBER 6 DATE August 2, 2007

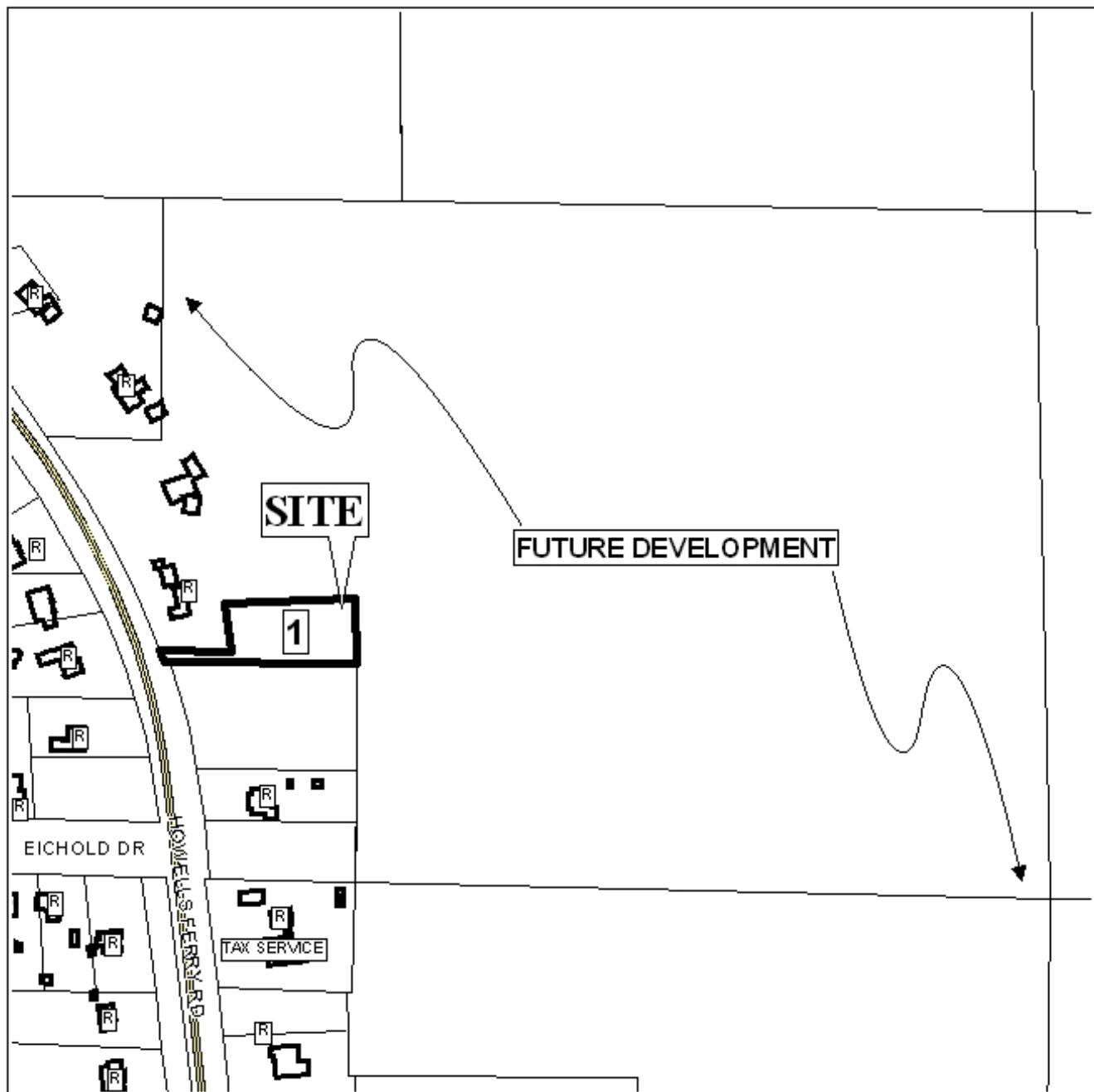
APPLICANT James L. Odom Subdivision, First Addition

REQUEST Subdivision



NTS

JAMES L. ODOM, FIRST ADDITION SUBDIVISION



APPLICATION NUMBER 6 DATE August 2, 2006

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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