

STRINGFELLOW SUBDIVISION

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

The plat illustrates the proposed two-lot, 2.4± acre subdivision which is located on the West side of Cody Road North, 220'± South of Howells Ferry Road. The subdivision, which is located outside the Mobile City Limits, is served by public water and sewer facilities.

The purpose of this application is to divide an existing metes and bounds parcel into two lots.

The site has road frontage on Cody Road which is shown as a major street on the Major Street Plan component of the Comprehensive Plan. The plat submitted indicates that Cody Road has a current 80' right-of-way along the property, and a minimum of 100' right of way is required by the Major Street Plan. Therefore; the dedication of sufficient right of way along Cody Road to provide 50' from centerline will be required.

Both lots would have frontage on Cody Road; therefore, Lot 1 should be limited to two curb cuts and Lot 2 should be limited to one curb cut to Cody Road, with the size, location, and design to be approved by the Mobile County Engineering Department.

The plat depicts the minimum building setback line from the current right of way line of Cody Road. This should be adjusted on the final plat to be depicted from the dedicated frontage along Cody Road.

Since this site is in the County, a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

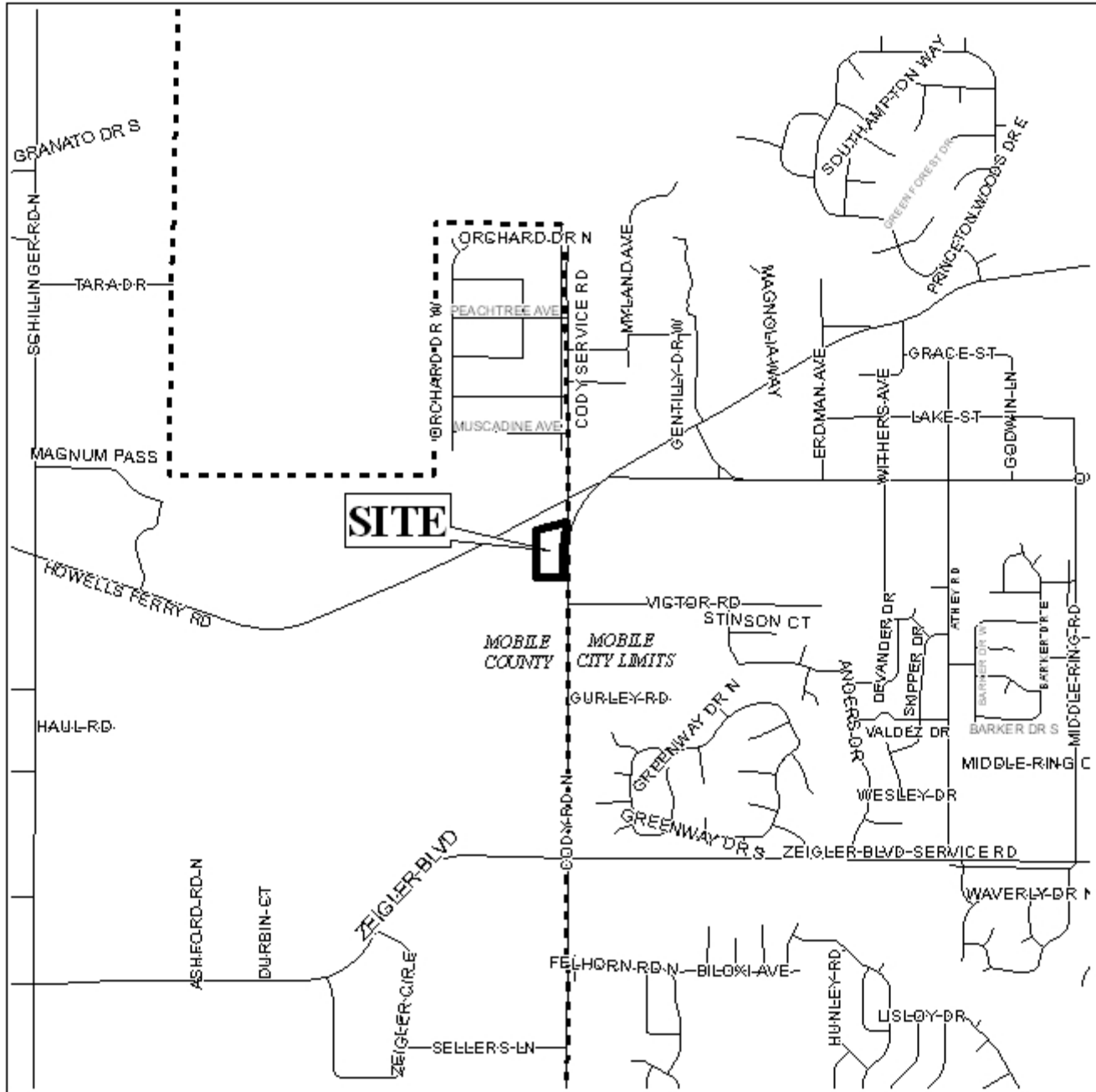
The site is in the unincorporated part of Mobile County; nevertheless, development should be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances. Submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits should be required. Certification should be submitted to the Planning Section of Urban Development and County Engineering.

Current tax parcel data indicates the subject site is part of a larger tax parcel. Deeds furnished with the application indicate that the subject site was purchased intact by the applicant in 1964, and the remainder was deeded to the applicant in June 1984, one month prior to that portion of the County coming under the City's Subdivision Regulations. Therefore, that portion of the property does not need to be included in this application.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 50' from the centerline of Cody Road;
- 2) placement of a note on the Final Plat stating that Lot 1 is limited to two curb cuts to Cody Road, and Lot 2 is limited to one curb cut to Cody Road, with the size, location, and design of all curb cuts to be approved by the Mobile County Engineering Department;
- 3) adjustment of the minimum building setback line to be measured from the dedicated right-of-way along Cody Road;
- 4) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations;
- 5) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering; and
- 6) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information.

LOCATOR MAP



APPLICATION NUMBER 9 DATE June 21, 2007

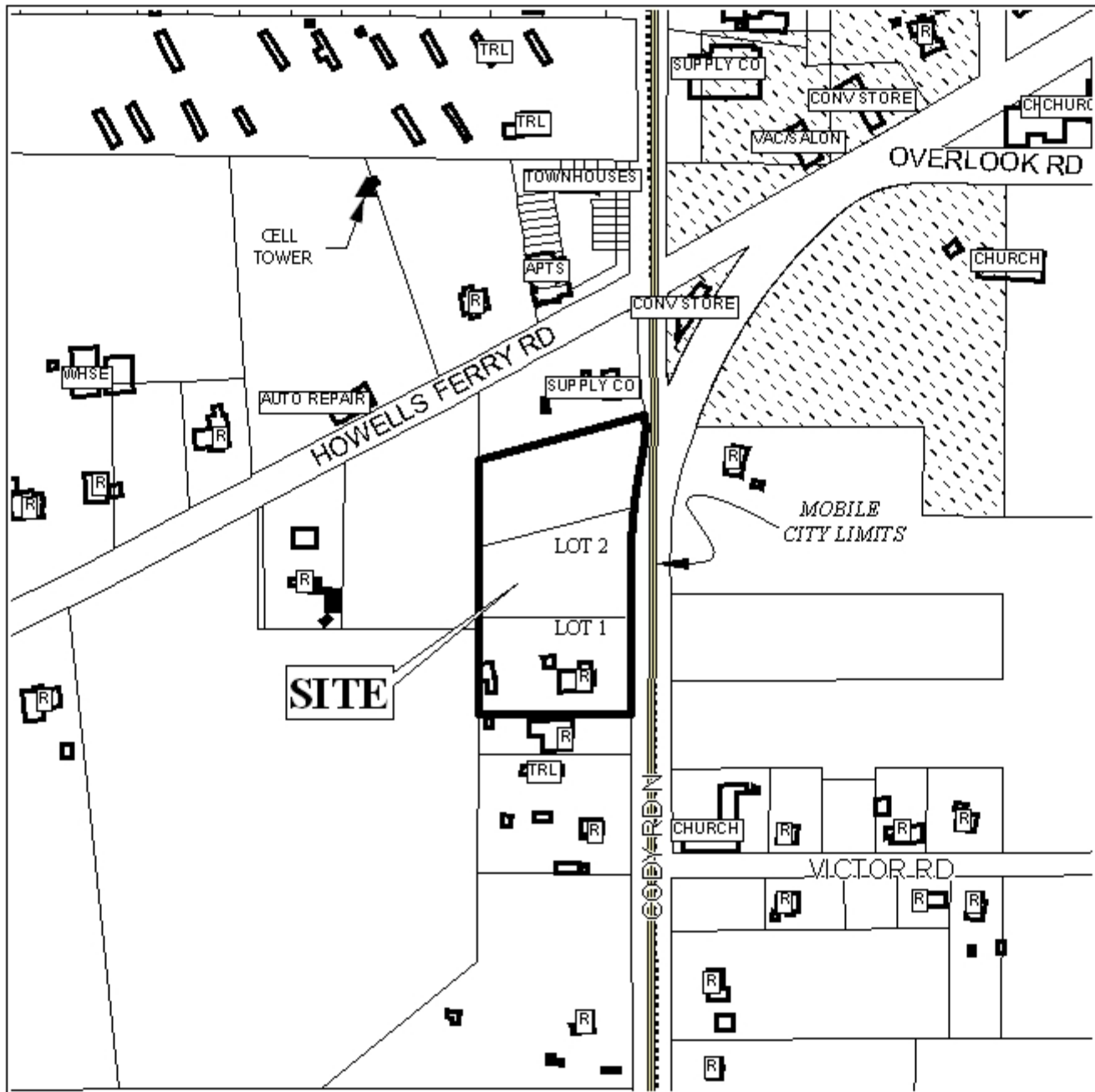
APPLICANT Stringfellow Subdivision

REQUEST Subdivision



NTS

STRINGFELLOW SUBDIVISION



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2		



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