

HOWELLS FERRY HEIGHTS SUBDIVISION, SECOND UNIT, RESUBDIVISION OF LOTS 50-61

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 3 lot, 7.7± acre subdivision which is located at the North terminus of Waterford Drive. The subdivision is served by city water and sanitary facilities.

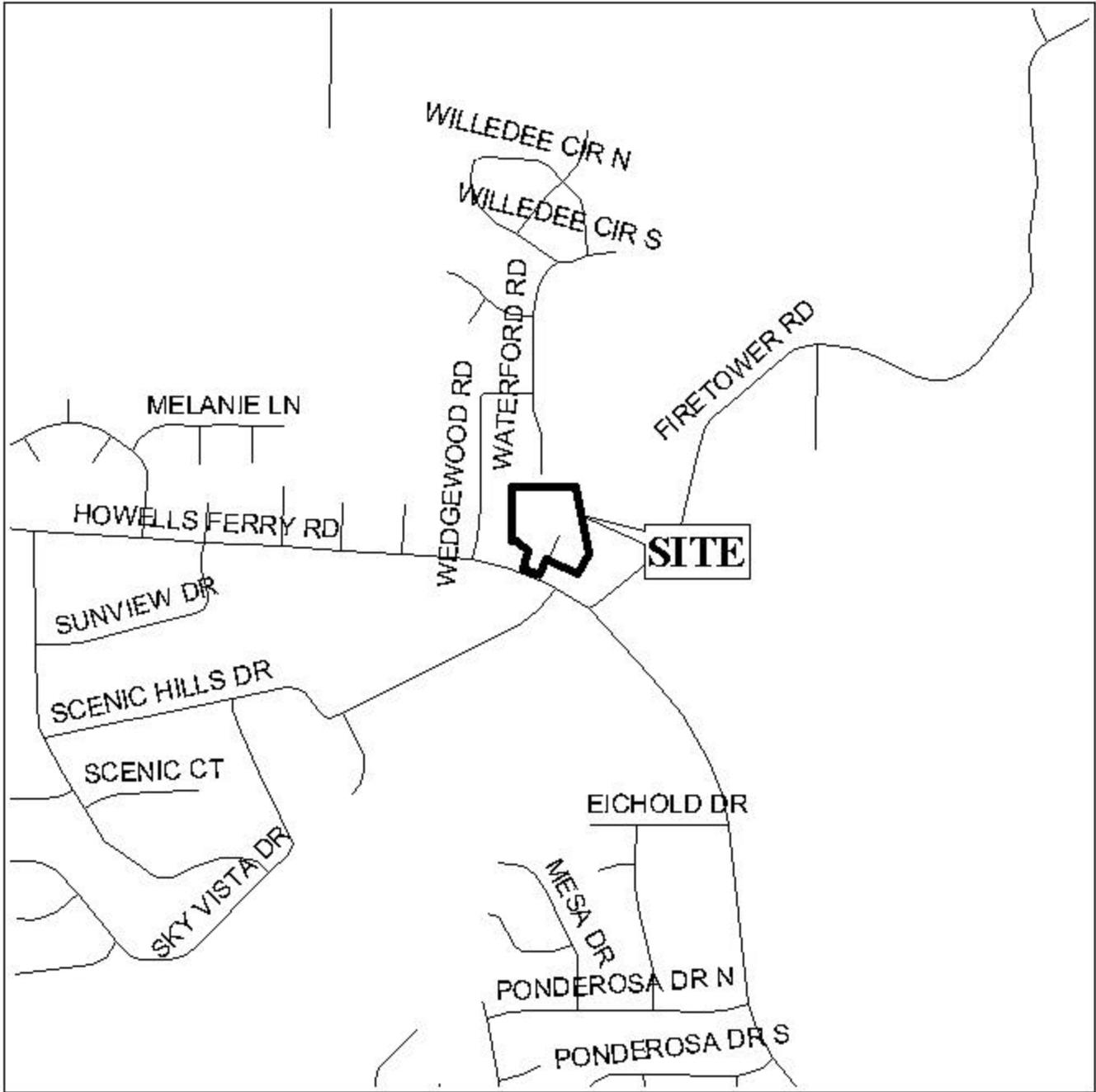
The purpose of this application is to create a three-lot subdivision from twelve lots. Although the lots were platted, a portion of Waterford Drive was vacated, thus invalidating the plat.

The site fronts Howells Ferry Road, a planned major street, which has an existing right-of-way of 80-feet. However, the Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Howells Ferry Road, should be required. Additionally, as a means of access management, a note should be placed on the final plat limiting access to Lot 1 via Waterford Drive, with the size, location and design to be approved by County Engineering.

Since the site is located 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, shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of the necessary right-of-way to provide 50-feet from the centerline of Howells Ferry Road; 2) the placement of a note on the final plat stating that Lot 1 is limited to one curb to Waterford Drive, with the size, location and design to be approved by County Engineering; and 3) the placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7., will be provided where the site adjoins residentially developed property.

LOCATOR MAP



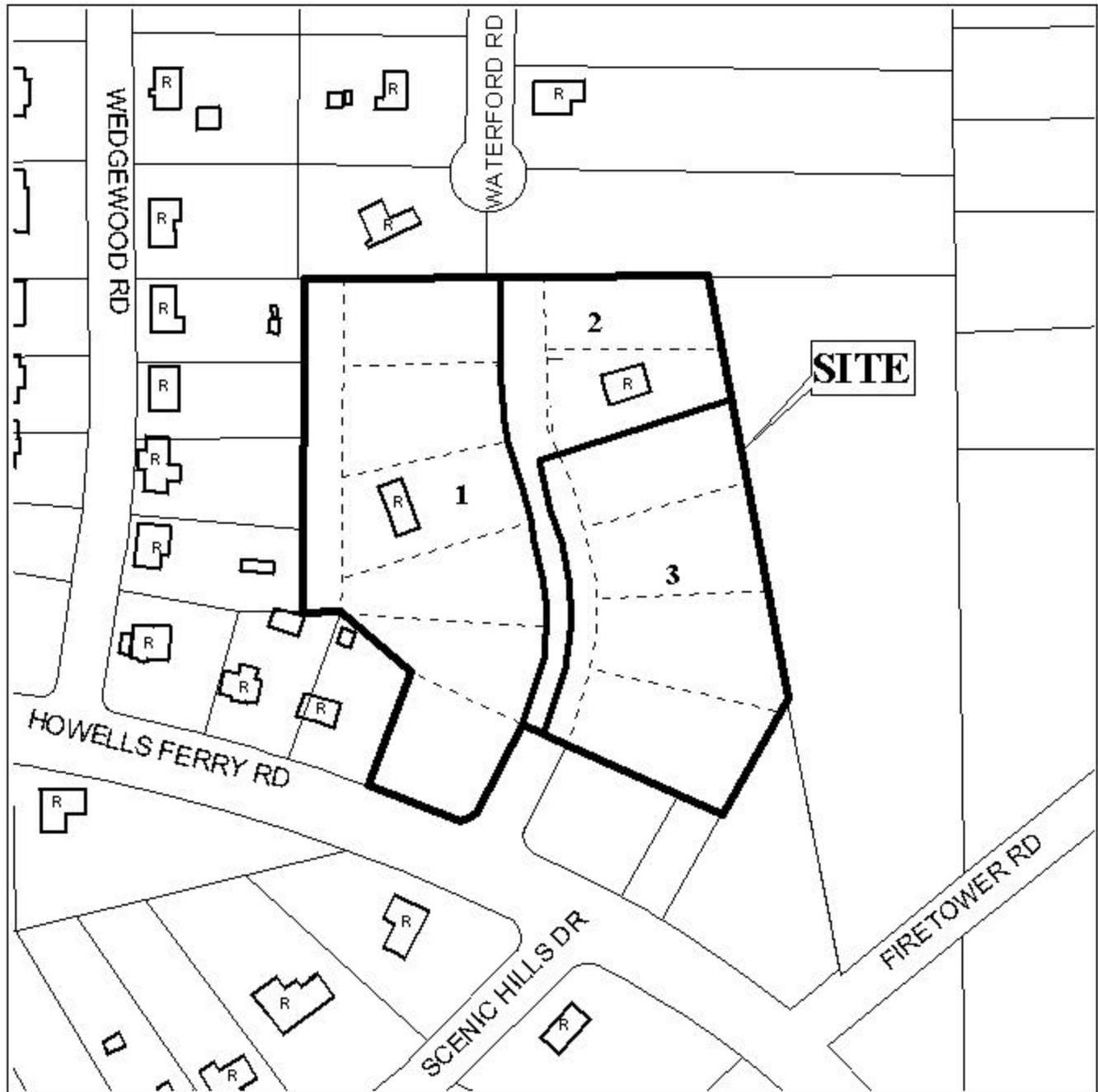
APPLICATION NUMBER 14 DATE May 1, 2003

APPLICANT Howells Ferry Heights Subdivision, Second Unit, Resubdivision of Lots 50-61

REQUEST Subdivision



HOWELLS FERRY HEIGHTS SUBDIVISION, SECOND UNIT, RESUBDIVISION OF LOTS 50 - 61



APPLICATION NUMBER 14 DATE May 1, 2003

LEGEND

