

SOUTHLAND PARK SUBDIVISION

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

The plat illustrates the proposed 37 lot, 18.0± acre subdivision which is located on the South side of Howells Ferry Road, 1850'± West of Raymond Tanner Road, extending to the North side of Raymond Tanner Road, 800'± West of Howells Ferry Road. The site is served by public water and sanitary sewer.

The purpose of this application is to subdivide a large metes and bounds parcel into 37 lots with a future development area. It should be noted that the area labeled "future development" would require subdivision approval from the Commission prior to any development.

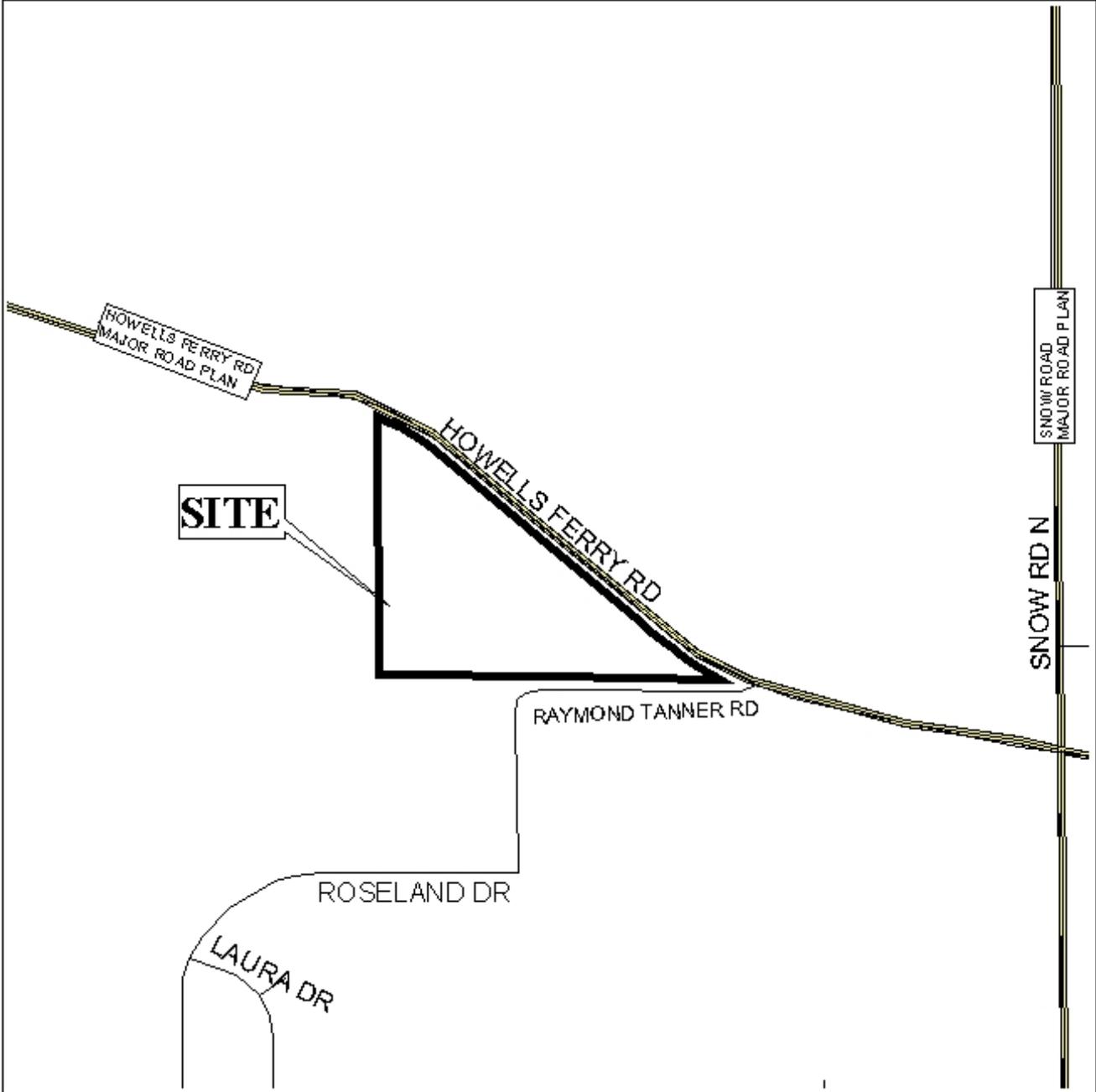
The site fronts Howells Ferry Road, a planned major street with a right-of-way of 80 feet, and Raymond Tanner Road, which has a 60' right-of-way. As Howells Ferry Road is a planned major street requiring a 100' right-of-way, the dedication of sufficient right-of-way to provide 50 feet from the centerline of Howells Ferry Road should be required.

Common areas are shown on the plat; thus the placement of a note stating that maintenance of the common areas shall be the responsibility of the property owners should be required on the final plat.

The proposal includes the creation of two new streets with 50' rights-of-way and a 100' diameter turnaround; the new streets should be constructed and dedicated. As the property abuts a large undeveloped tract to the West, a street stub to the West should be required, per Section V.B.1 of the Subdivision Regulations. It should be noted that there appear to be errors and omissions in the curve table; this should be corrected on the final plat.

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 sufficient 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 maintenance of the common areas shall be the responsibility of the property owners; 3) the provision of a street stub to the West; 4) the construction and dedication of new streets to County Engineering standards; and 5) the correction of errors and omissions in the curve table on the final plat.

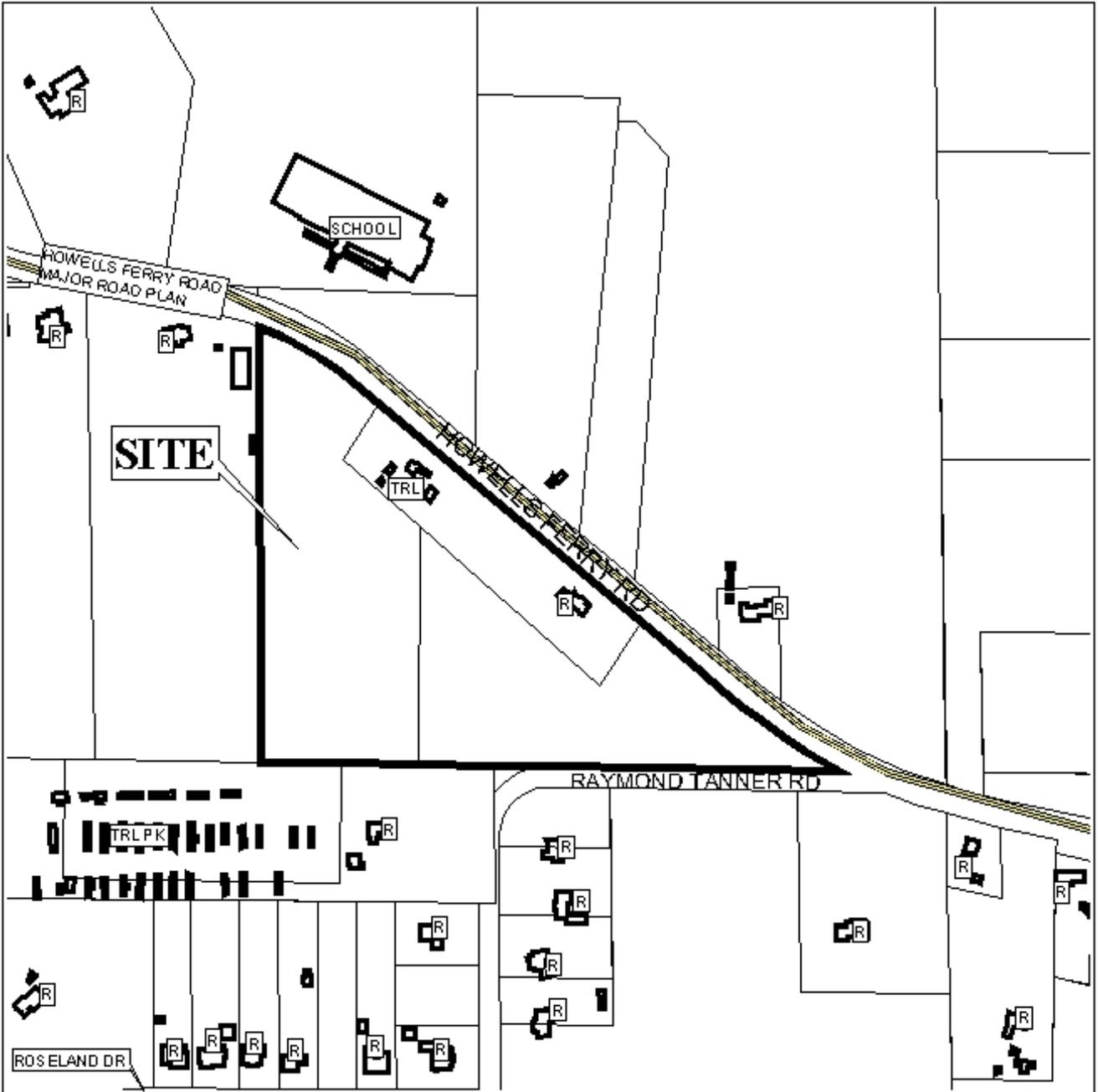
LOCATOR MAP



APPLICATION NUMBER 21 DATE February 17, 2005
APPLICANT Southland Park Subdivision
REQUEST Subdivision



SOUTHLAND PARK SUBDIVISION



APPLICATION NUMBER 21 DATE February 17, 2005

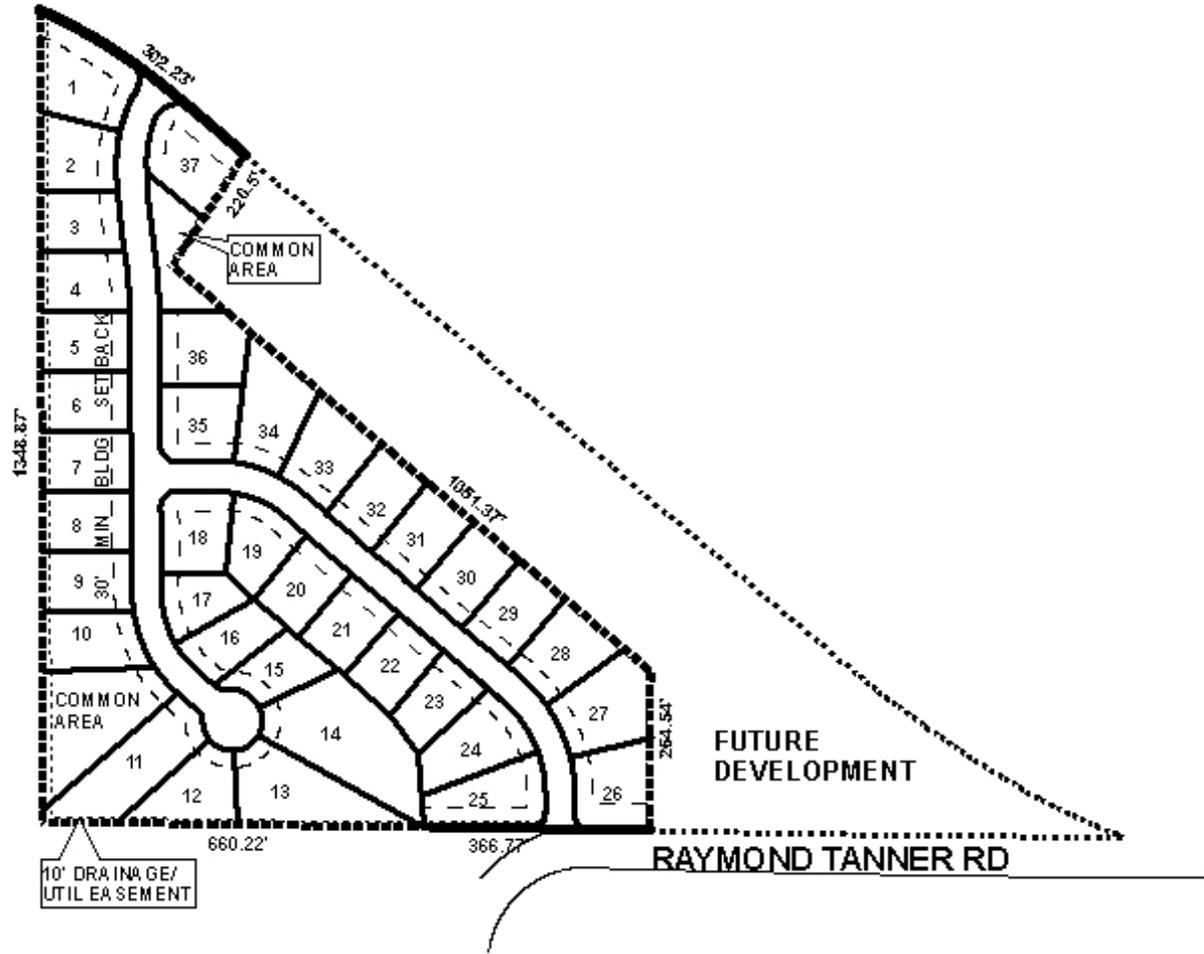
LEGEND

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



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 21 DATE February 17, 2005
APPLICANT Southland Park Subdivision
REQUEST Subdivision



NTS