

FERGUSON ACRES SUBDIVISION

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

The plat illustrates the proposed 3 lot, 1.4 \pm acres subdivision which is located on the South side of Howells Ferry Road, 510' \pm East of South terminus of Firetower Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create three legal lots of records from a metes and bounds parcel.

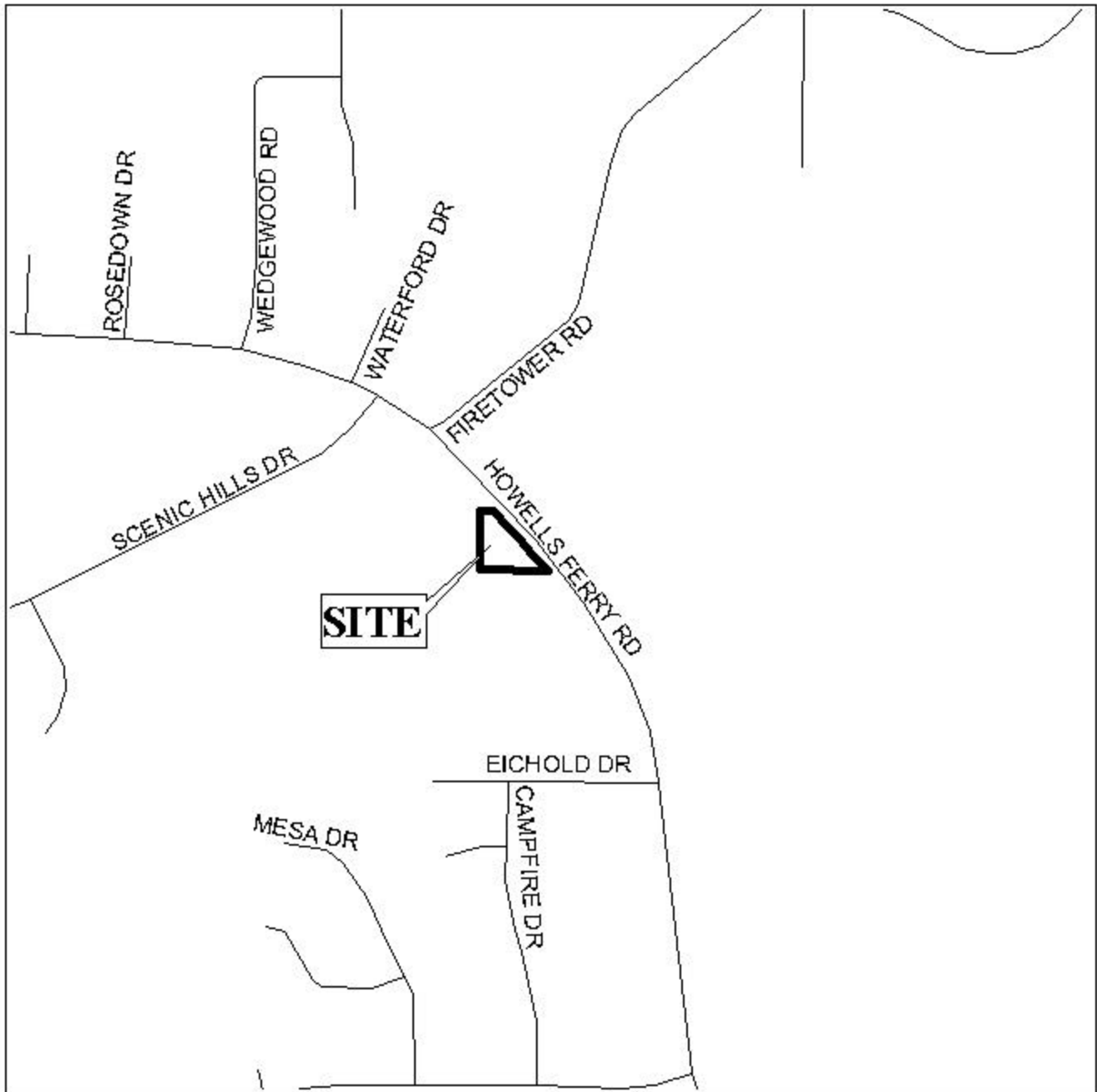
The site fronts Howells Ferry Road, a planned major street, which has an existing right-of-way of 80 feet; the Major Street Plan requires a 100-foot right-of-way. Therefore, the provision of a 75' setback from the centerline of Howells Ferry Road, should be required. Additionally, as a method of access management, the placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each to Howells Ferry Road Road, with the size, location and design to be approved by County Engineering, should be required.

As indicated on the Vicinity Map, the site is located in the 100-year floodplain and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would be required.

This site is located in the County, thus 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.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the provision of a 75' setback from the centerline of Howells Ferry Road; 2) the placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each, to Howells Ferry Road, with the size, location and design to be approved by County Engineering; 3) the developer to obtain the necessary approvals from federal, state and local agencies prior to the issuance of any permits; and 4) the 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.

LOCATOR MAP



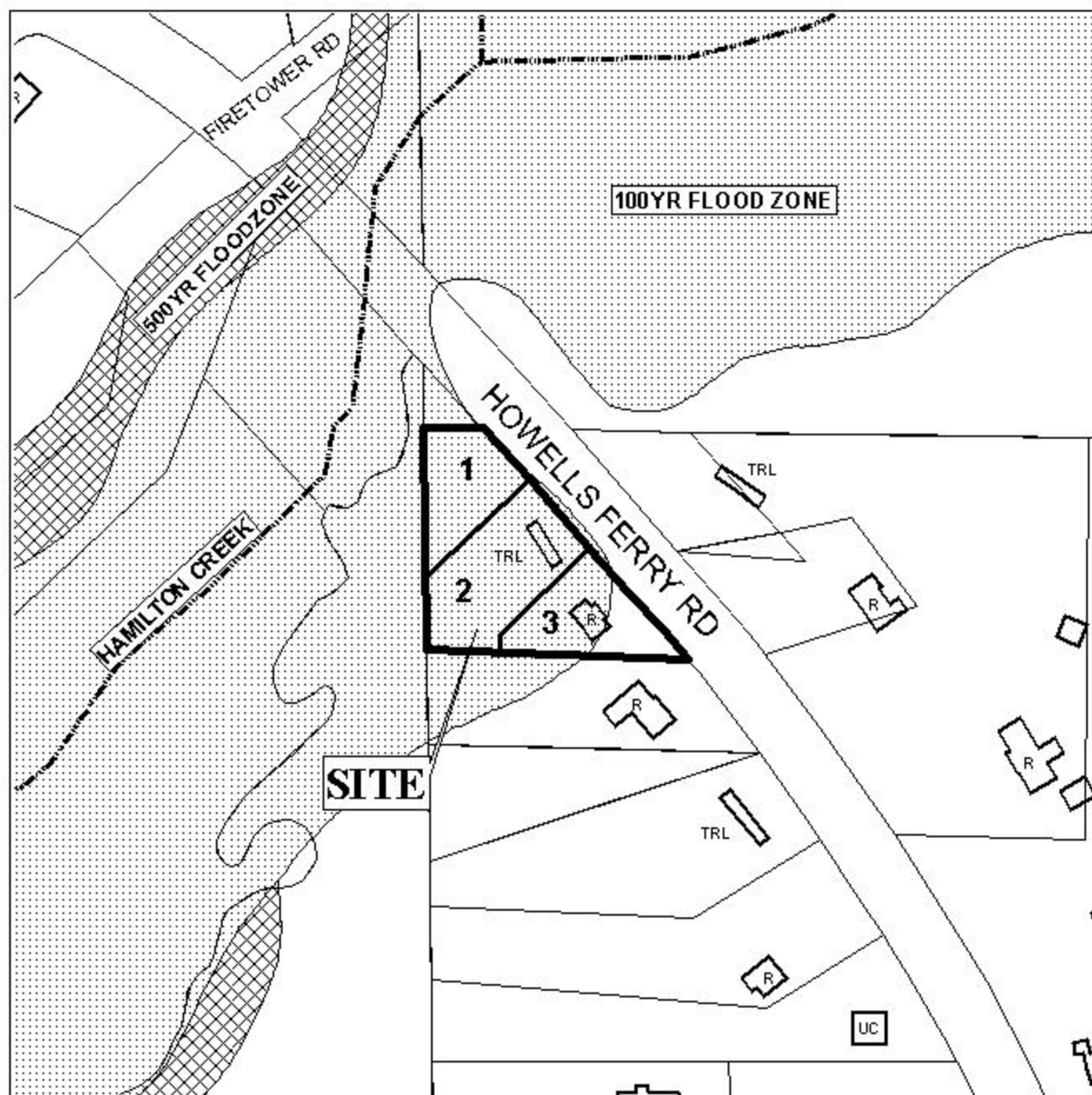
APPLICATION NUMBER 13 DATE December 4, 2003

APPLICANT Ferguson Acres Subdivision

REQUEST Subdivision



FERGUSON ACRES SUBDIVISION



APPLICATION NUMBER 13 DATE December 4, 2003

LEGEND



NTS

