

SNYDER'S HOLLOW SUBDIVISION

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

The plat illustrates the proposed 2 lot, 2.1 \pm acres subdivision which is located on the North side of Howells Ferry Road, 300' \pm West of the North terminus of Hubert Pierce Road. The subdivision is served by public water and individual septic systems.

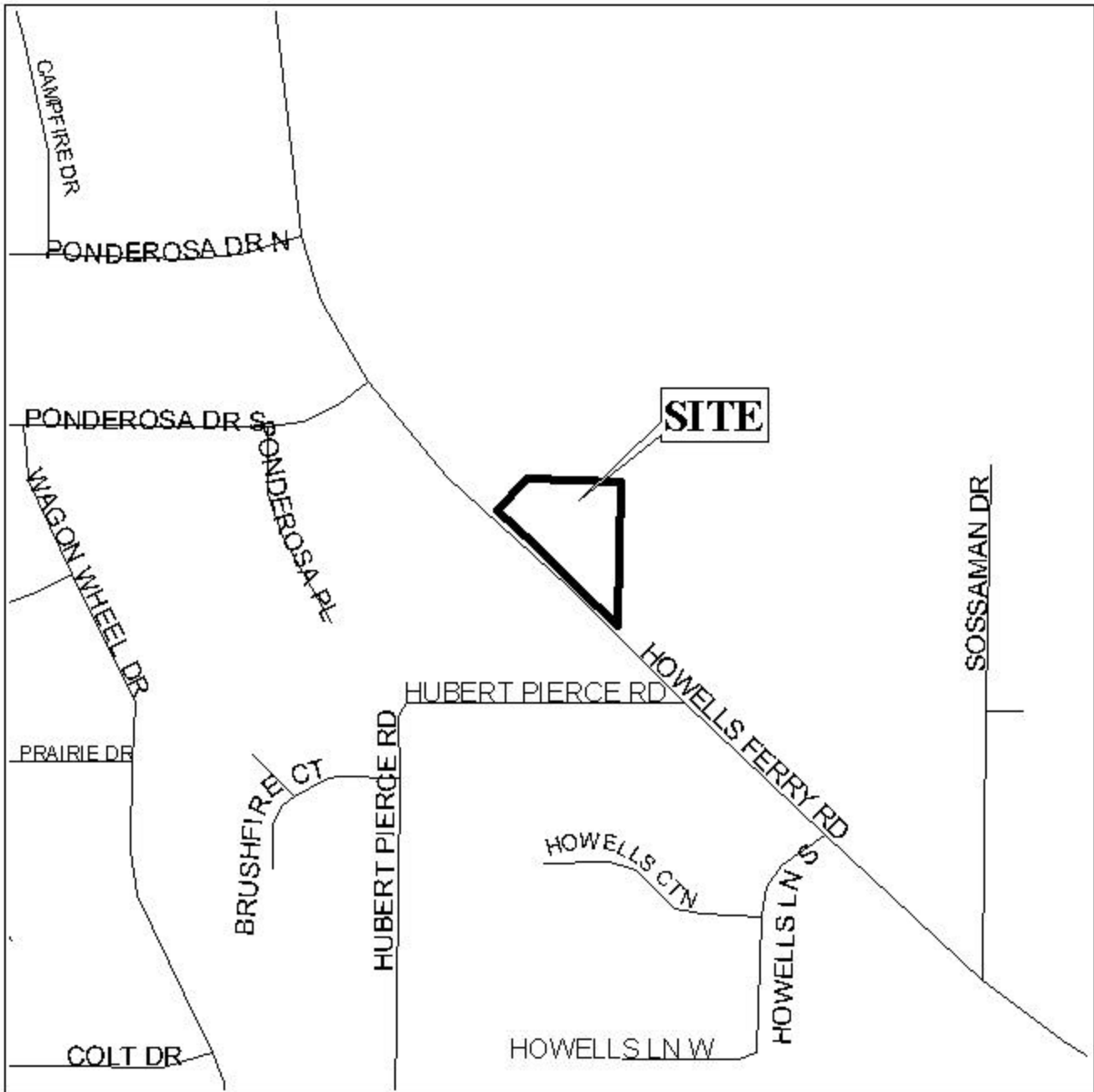
The purpose of this application is to create a two-lot subdivision from a metes and bounds parcel.

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

LOCATOR MAP

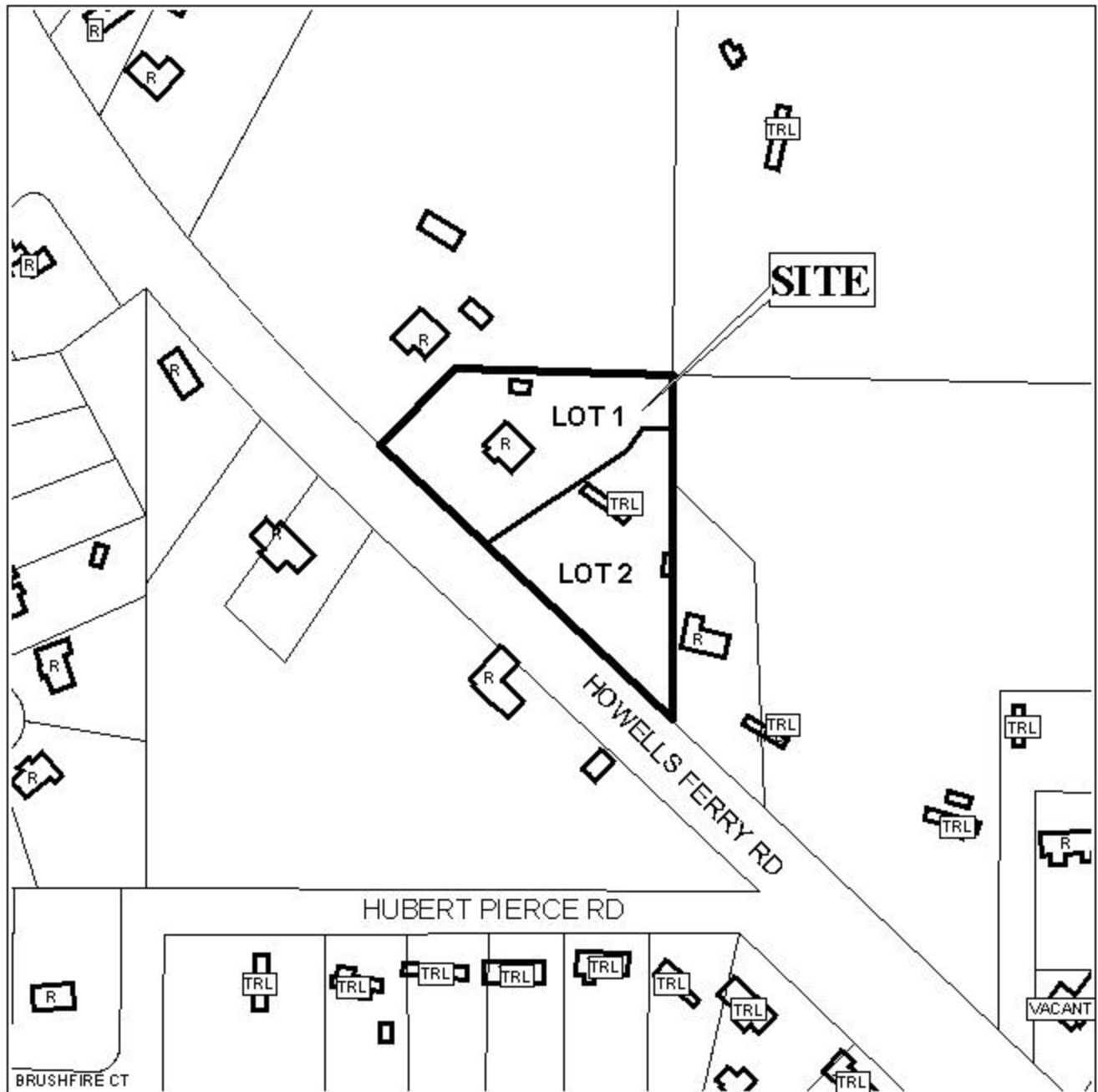


APPLICATION NUMBER 23 DATE December 4, 2003
APPLICANT Snyder's Hollow Subdivision
REQUEST Subdivision



NTS

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APPLICATION NUMBER 23 DATE December 4, 2003

LEGEND



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