

HOWELLS FERRY DEVELOPMENT SUBDIVISION

Engineering Comments: Storm water must tie to a City of Mobile maintained storm drainage system; if not a hold harmless agreement is required. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: No comments.

The plat illustrates the proposed 4.1± acre, 16-lot subdivision which is located on the South side of Howells Ferry Road, 450'± West of Hall Road, and is in Council District 7. The applicant states that the site is served by public water and sewer.

The purpose of the application is to create 16 legal lots of record from two metes and bounds parcels.

The identical application was submitted and approved by the Commission in 2004; however, the subdivision process was never completed; hence, the resubmission the subdivision application.

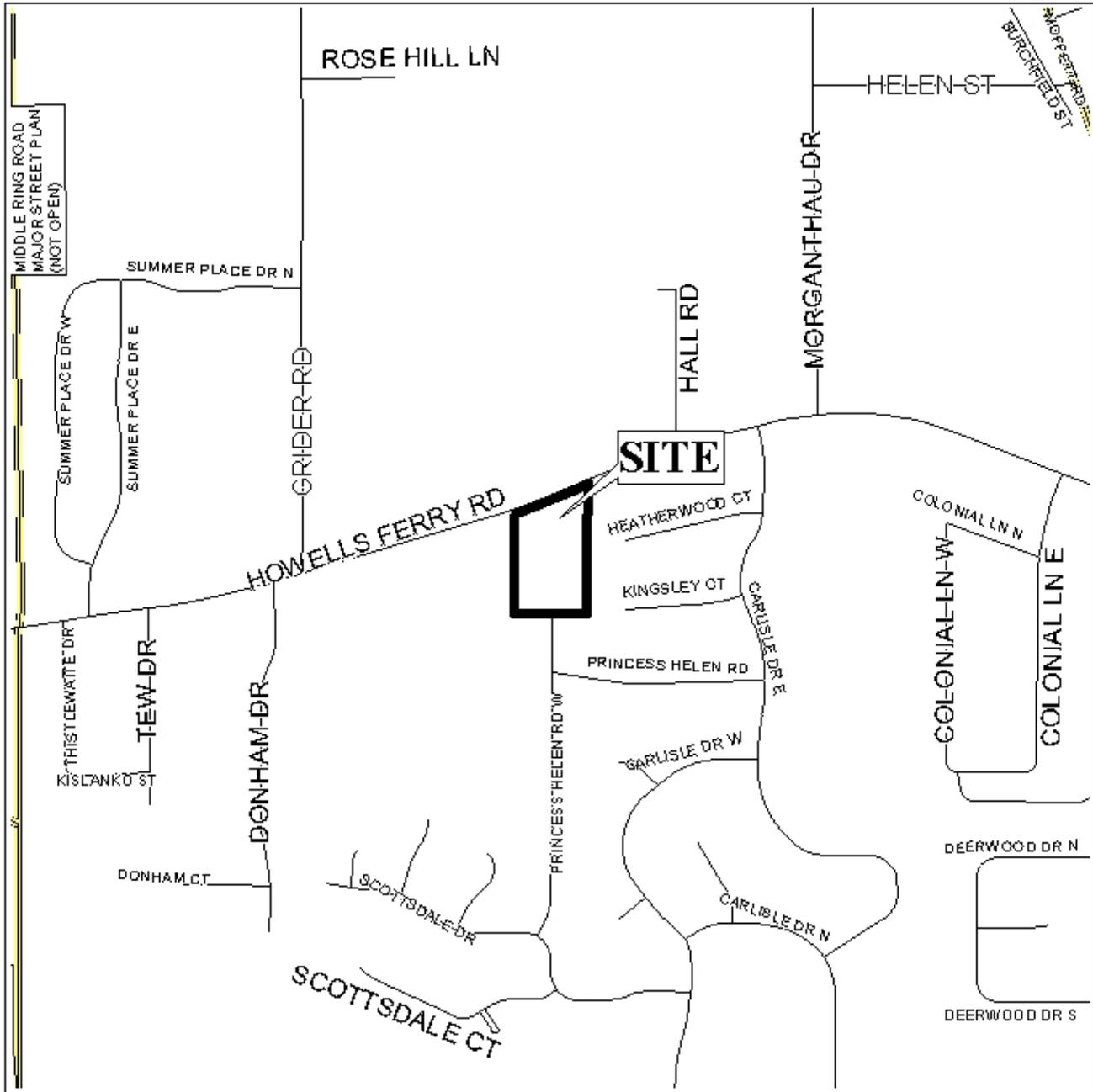
As illustrated on the preliminary plat, Princess Helen Road West, an existing public road adjoins the proposed site. Section V.B.1. of the Subdivision Regulations state "Existing streets that abut the subdivision shall be continued." Therefore, the cul-de-sac should be eliminated and the new street should be connected to Princess Helen Road West.

As a means of access management, the placement of a note on the final plat stating that Lots 1 and 16 are denied direct access to Howells Ferry Road, should be required. Additionally, any new road for the site is to be dedicated and constructed to meet Engineering Standards. Additionally, Lots 1 and 16 being corner lots, the dedication of a sufficient radius at Howells Ferry Road and the new street as determined by Engineering should be required.

Any common area, including detention basins, road islands and medians, should be labeled as commons areas. A note should be placed on the Final Plat stating that the maintenance of all common areas is the responsibility of the property owners.

Based on the preceding, it is recommended that this application be held over to allow the applicant to resubmit a revised preliminary plat connecting the new street to Princess Helen Road West. Revised plats, fees, and mailing labels must be received by February 21st in order to be considered at the March 15th meeting.

LOCATOR MAP



APPLICATION NUMBER 8 DATE February 15, 2007

APPLICANT Howells Ferry Development Subdivision

REQUEST Subdivision

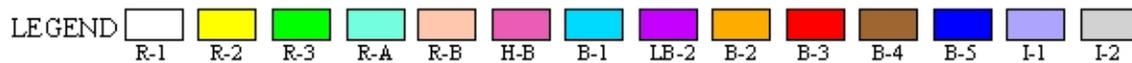


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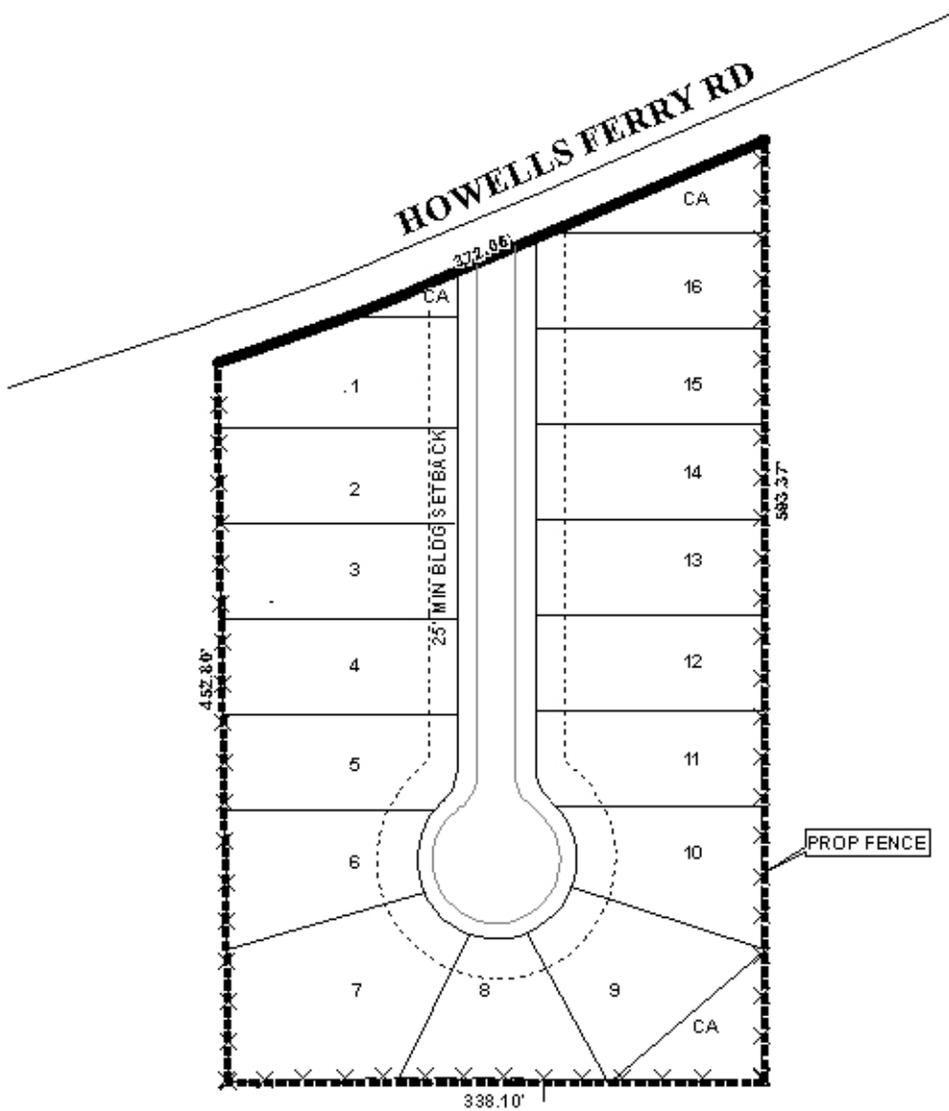


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NTS

DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE February 15, 2007
 APPLICANT Howells Ferry Development Subdivision
 REQUEST Subdivision



NTS