

ESSEX PLACE SUBDIVISION

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

The plat illustrates the proposed 8.71-acre, 27 lot subdivision, which is located on the south side of Johnson Road, 485'± east of Scott Dairy Loop Road West. The subdivision is served by public water and sanitary sewer.

The purpose of the application is to resubdivide an existing lot into 27 lots.

The site fronts Johnson Road, which has adequate right-of-way of 60 feet. The proposal includes the creation of a new street, which will have adequate right-of-way of 50 feet. The new street will be closed-ended and longer than 600', and the site is adjacent to a large undeveloped property to the East; therefore, a street stub to the East should be required, according to Section V.B.1 of the Subdivision Regulations. Corner lots show adequate curb radii of 25 feet, and the turnaround satisfies the 110' diameter requirement.

The 25' minimum building setback lines are shown on the plat. Lot size, width to depth ratio, and frontage are adequate.

The plat meets the minimum requirements of the Subdivision Regulations, and as such is recommended for Tentative Approval subject to the following conditions: 1) the provision of a street stub to the East, per Section V.B.1 of the Subdivision Regulations; and 2) the dedication and construction of the new street to County Engineering standards.

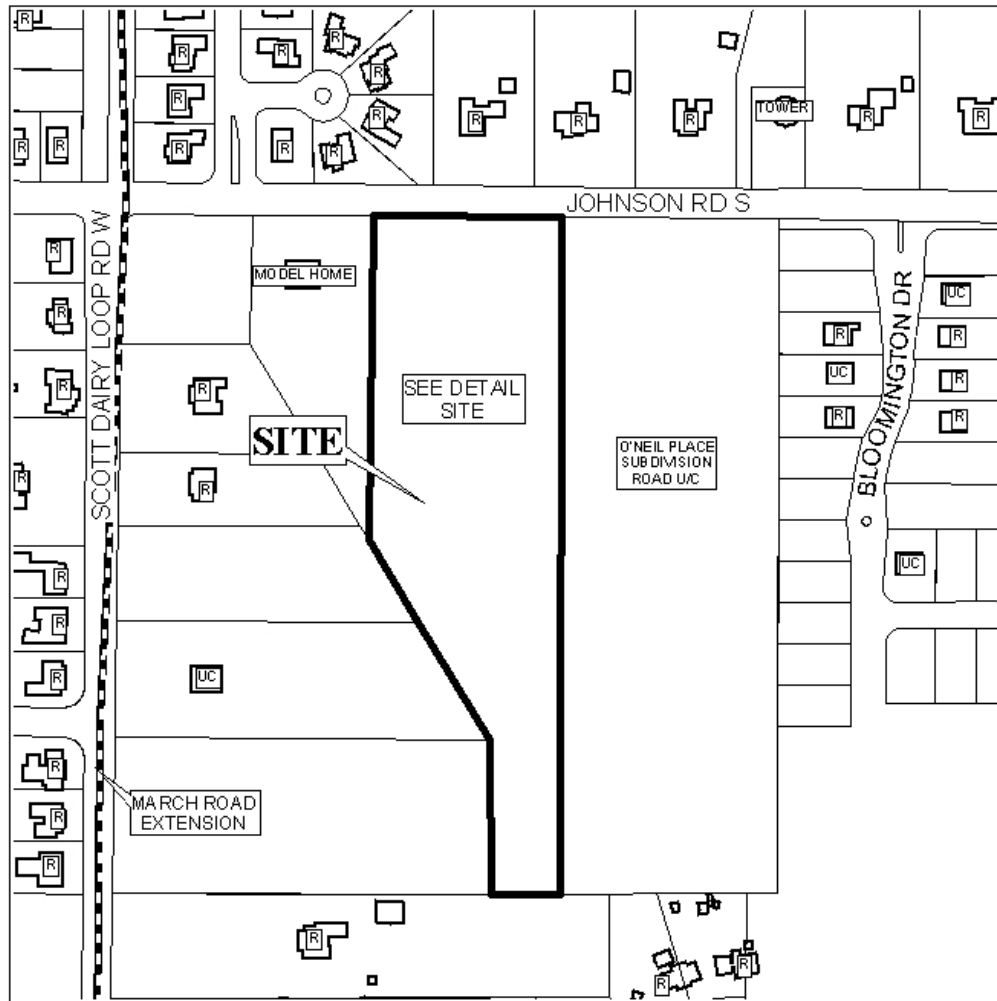
LOCATOR MAP



APPLICATION NUMBER 12 DATE January 6, 2004
APPLICANT Essex Place Subdivision
REQUEST Subdivision



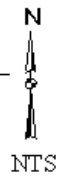
ESSEX PLACE SUBDIVISION



APPLICATION NUMBER 12 DATE January 6, 2004

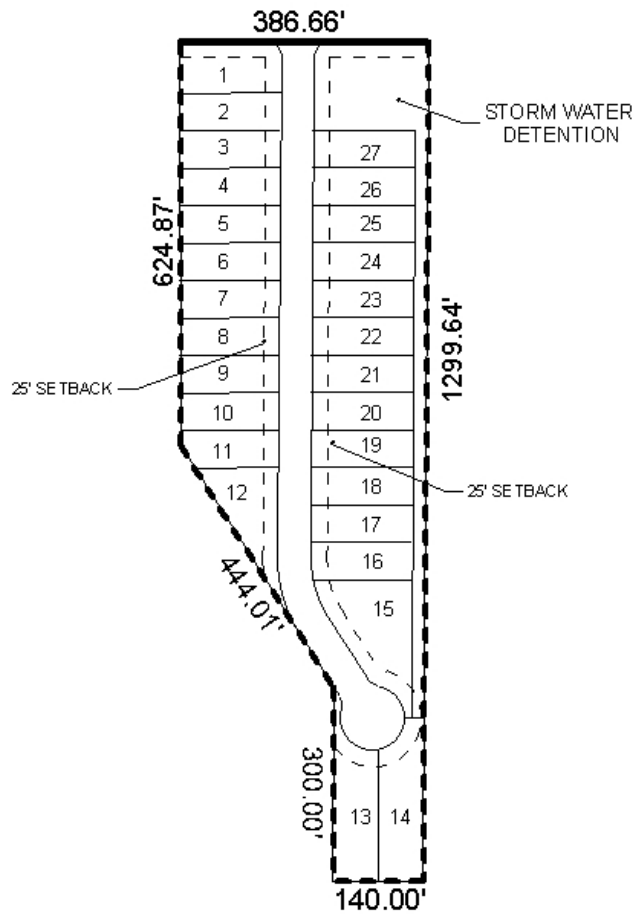
LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



DETAIL SITE PLAN

JOHNSON ROAD



APPLICATION NUMBER 12 DATE January 6, 2004

APPLICANT Essex Place Subdivision

REQUEST Subdivision

N
NTS