

CHS SUBDIVISION

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 1 lot, 3.0± acre subdivision which is located at the Southwest corner of Cottage Hill Road and Cody Road South. The subdivision is served by city water and sanitary facilities.

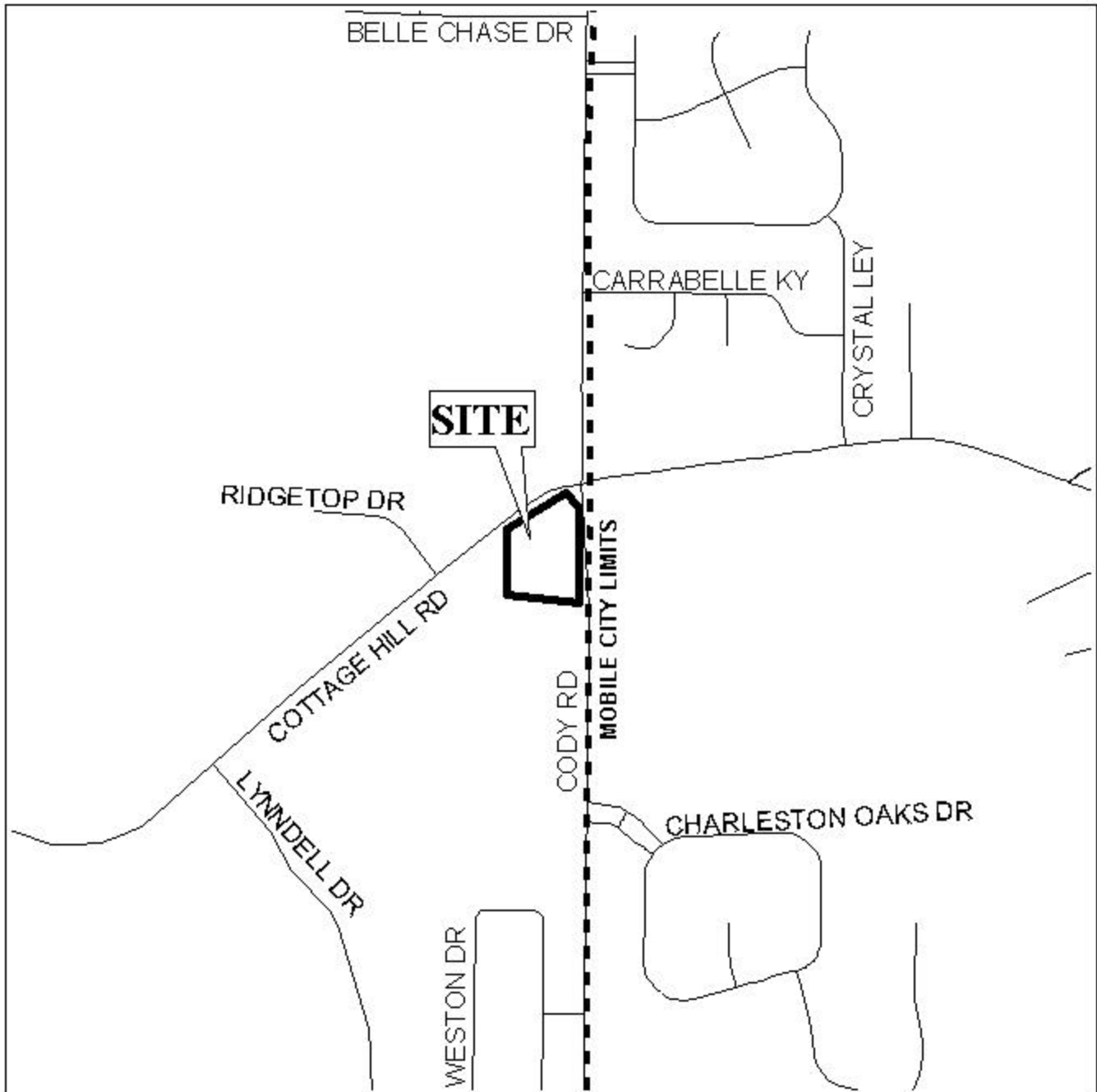
The purpose of the application is to create a legal lot of record from two existing metes and bounds parcels.

The site fronts Cottage Hill Road and Cody Road South, both planned major streets, which have an existing right-of-way of 80-feet. However, the Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Cottage Hill Road and Cody Road South, should be required. Additionally, as a means of access management, a note should be placed on the final plat stating the development is limited to two curbs cut to Cottage Hill Road and two curb cuts to Cody Road South, with the size, location and design to be approved by County Engineering.

Since the site is located in the County, a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property, shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

With modifications, the final plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that the site is limited to two curb cuts to Cottage Hill Road and two curb cuts to Cody Road South, with the location and design to be approved by County Engineering; 2) the dedication of any necessary rights-of-ways, to provide 50-feet from the centerline of Cottage Hill Road and Cody Road South; and 3) the placement of a note on the final plat stating that a buffer, in compliance with Section V.A.7., will be provided where the site adjoins residentially developed property.

LOCATOR MAP



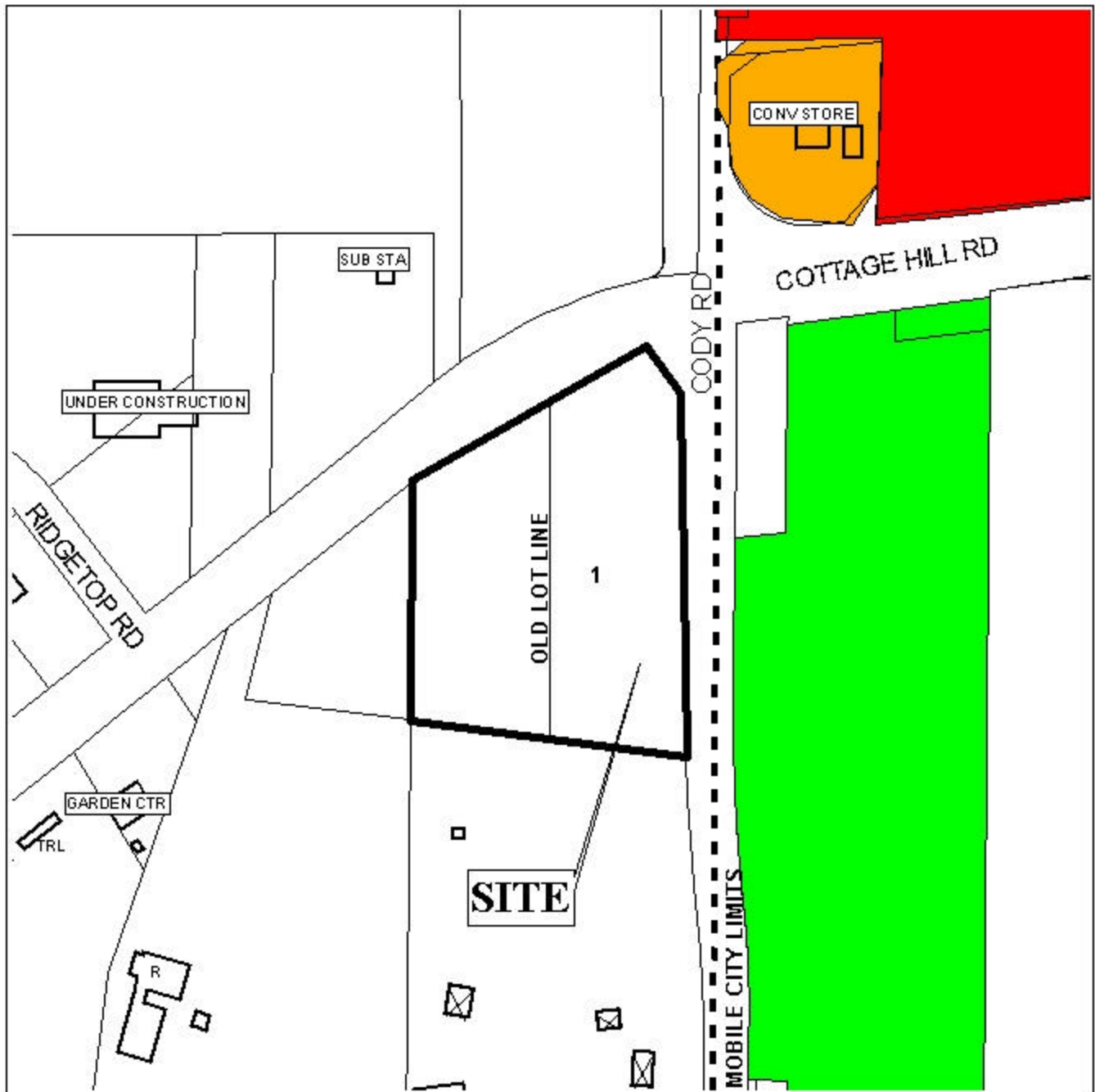
APPLICATION NUMBER 16 DATE March 20, 2003

APPLICANT CHS Subdivision

REQUEST Subdivision



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LEGEND

