

MOBILE COUNTY HEALTH DEPARTMENT

COMPLEX SUBDIVISION

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

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

The plat illustrates the proposed 1 lot, 6.0 \pm acres subdivision which is located on the Southeast corner of Cox Street and St. Stephens Road, extending South and East to the center of Dunn Street [vacated]. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a metes and bounds parcel into one lot.

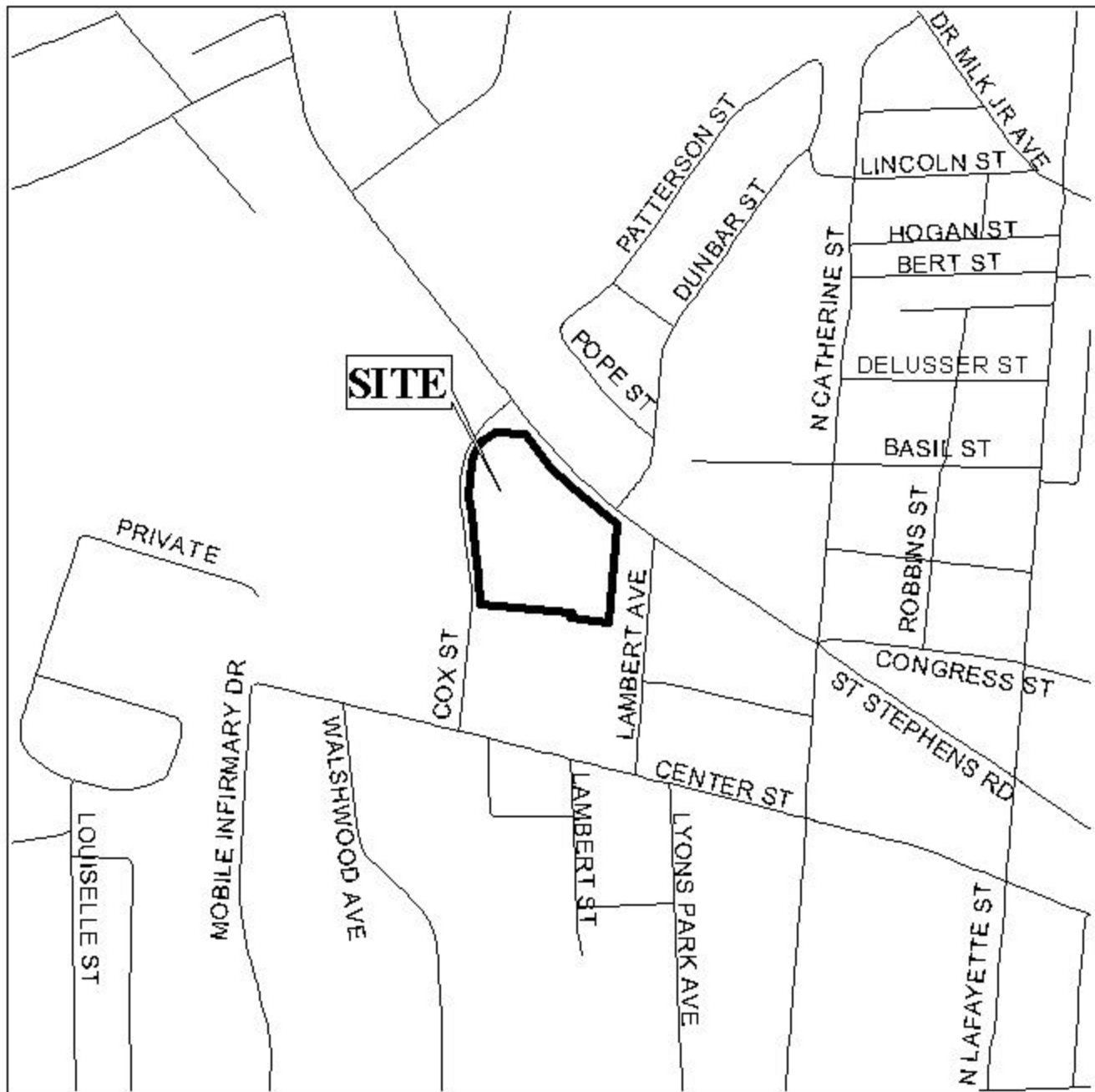
The site fronts St. Stephens Road, a planned major street and the existing right-of-way is not shown; the Major Street Plan requires a 100-foot right-of-way. Therefore, the provision of a dedication from the centerline of St. Stephens Road, to provide for the right-of-way of the planned major street, should be required.

As a means of access management, a note should be placed on the final plat stating that the size, number, location and design of all curb cuts to St. Stephens Road and Cox Street must be approved Traffic Engineering.

It should be noted that the site is located within a flood zone, thus additional approvals may be required prior to any new or renovations.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way from the centerline of St. Stephens Road; and 2) the placement of a note on the final plat stating that the size, number, location and design of all curb cuts to St. Stephens Road and Cox Street must be approved by Traffic Engineering.

LOCATOR MAP

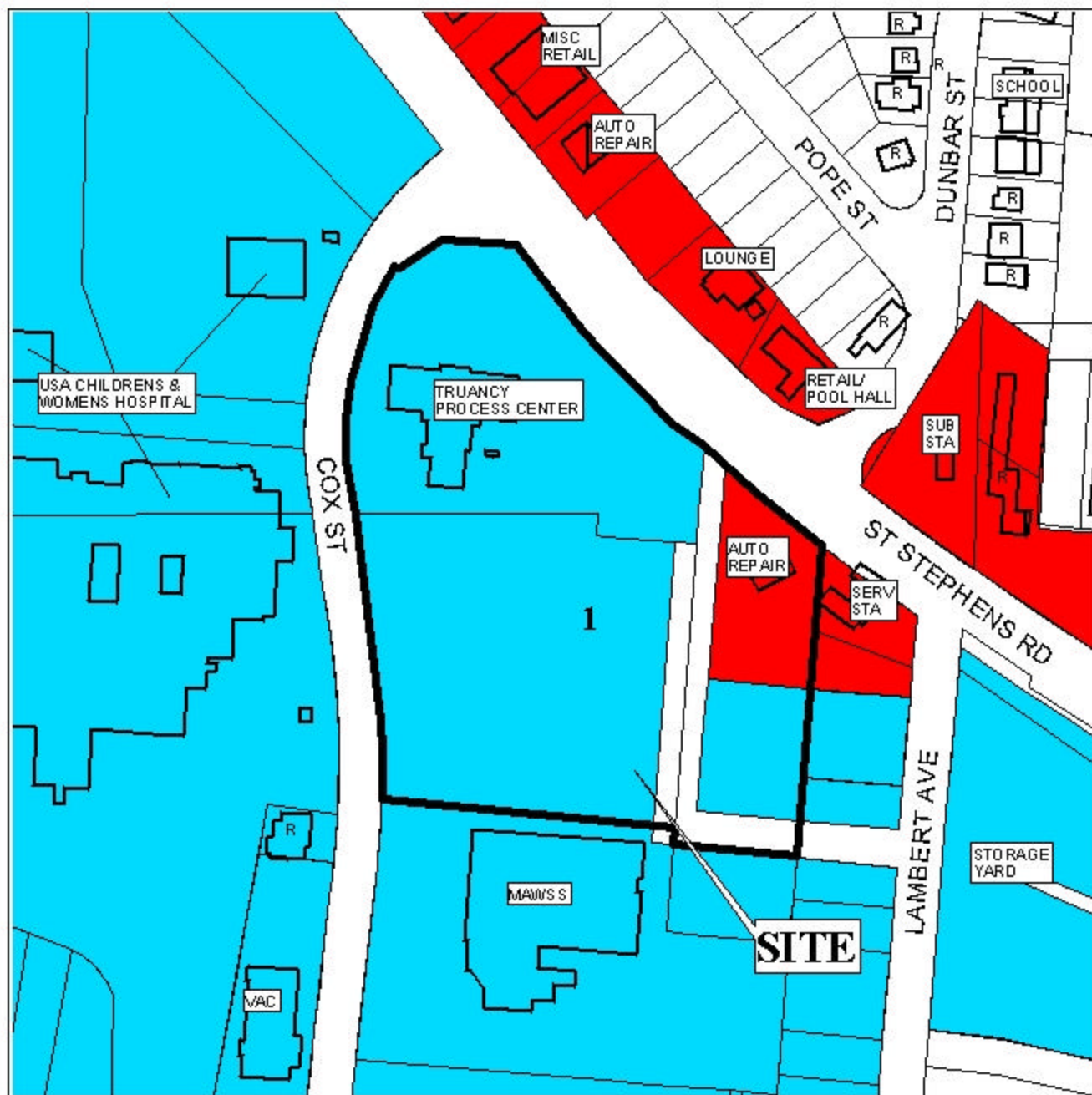


APPLICATION NUMBER 11 DATE August 21, 2003
APPLICANT Mobile County Health Department Complex Subdivision
REQUEST Subdivision



NTS

MOBILE COUNTY HEALTH DEPARTMENT COMPLEX SUBDIVISION



APPLICATION NUMBER 11 DATE August 21, 2003

LEGEND



NTS

