

RPM 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, 0.7 ± acre subdivision which is located at the Southwest corner of Dauphin Island Parkway and Levene Drive. The subdivision is served by public water and sanitary sewer.

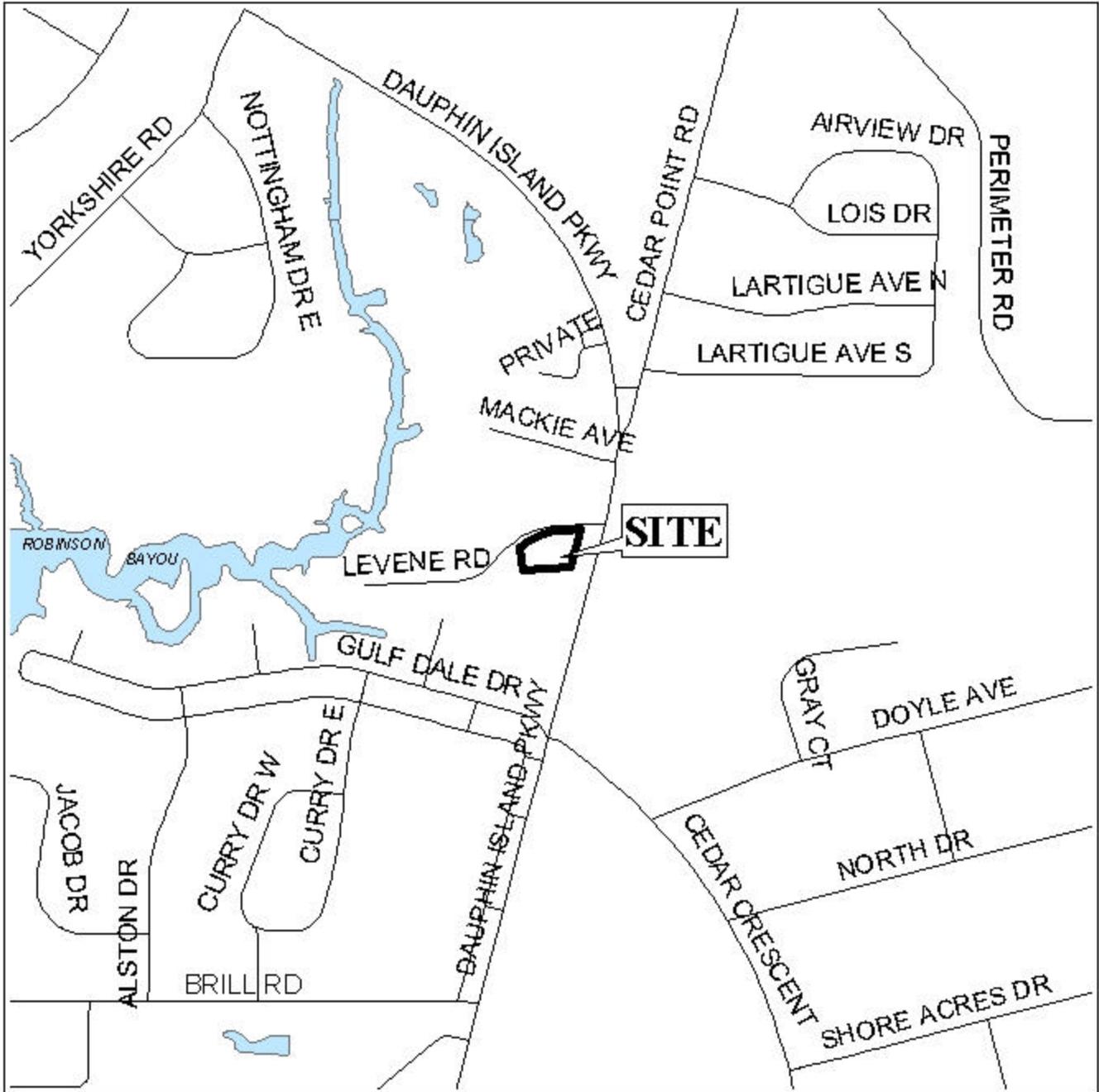
The purpose of this application is to combine two lots into one lot.

The site fronts Dauphin Island Parkway, 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 Dauphin Island Parkway, 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 Dauphin Island Parkway must be approved by Traffic Engineering and ALDOT. As Levene Drive is a residential street and the site is zoned commercial, a note should be placed on the final plat stating that direct access to Levene Drive is denied. With Lot 1 being a corner lot, the dedication of a 25' radius should be required.

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 Dauphin Island Parkway; 2) the placement of a note on the final plat stating that the size, number, location and design of all curb cuts to Dauphin Island Parkway must be approved by Traffic Engineering and ALDOT; 3) the placement of a note on the final plat stating that direct access to Levene Drive is denied; and 4) the placement of a note on the final plat stating that with this being a corner lot, the dedication of a 25' radius should be required.

LOCATOR MAP



APPLICATION NUMBER 7 DATE September 18, 2003

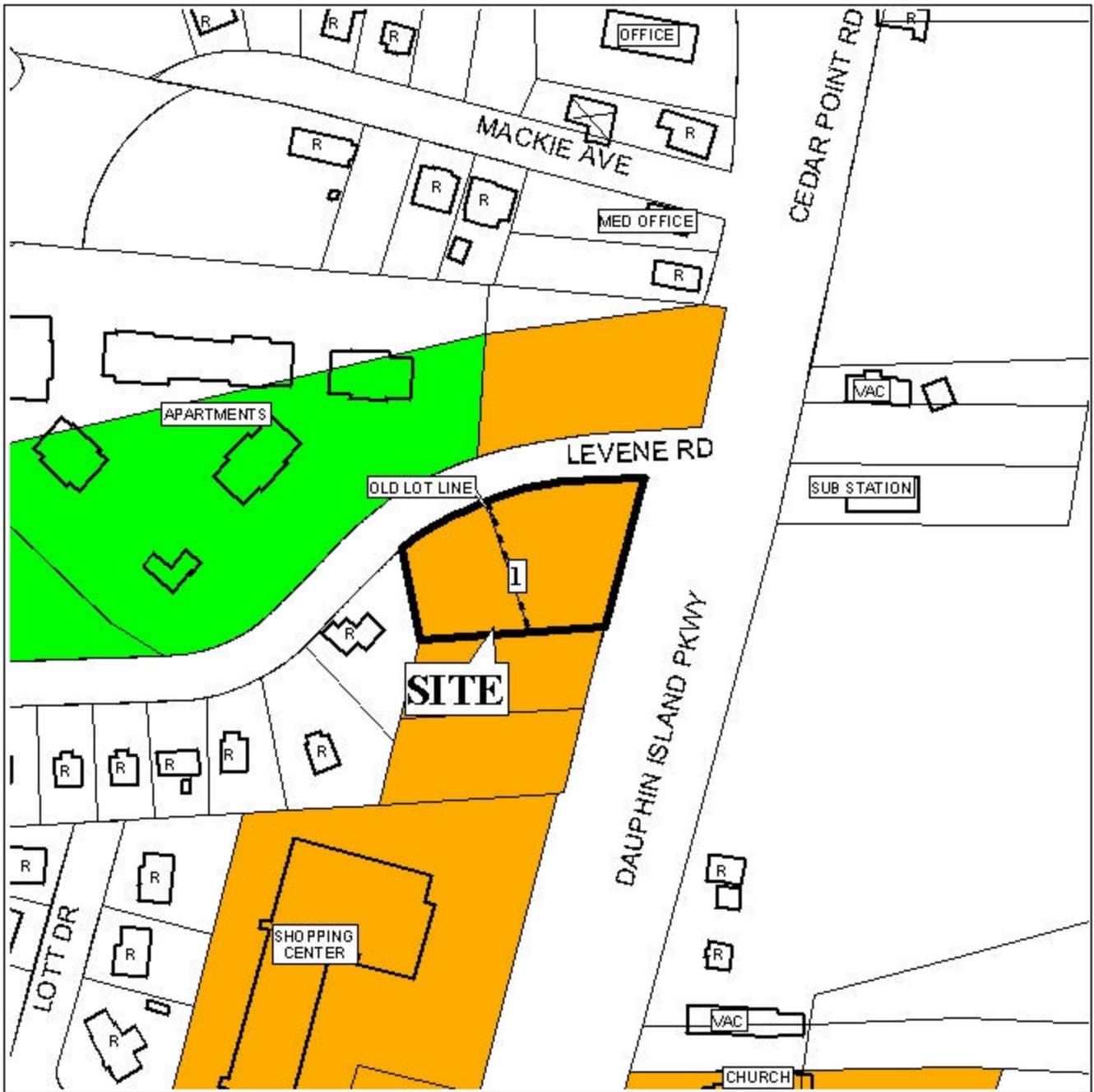
APPLICANT RPM Subdivision

REQUEST Subdivision



NTS

R.P.M. SUBDIVISION



APPLICATION NUMBER 7 DATE September 18, 2003

LEGEND

