

INDIAN COMMERCIAL PARK **SUBDIVISION, PHASE II**

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

The plat illustrates the proposed 1 lot, 1.0± acre subdivision which is located on the East side of Schillinger Road, 300'± South of Zeigler Boulevard. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a one-lot subdivision from a metes and bounds parcel with an approximate 50-acre tract labeled "future development". It should be noted that in the future, when this 50-acre parcel is subdivided, it must be brought to the Planning Commission for approval.

The site fronts Schillinger Road, a planned major street, which has an existing right-of-way in compliance with the Major Street Plan. Additionally, since the site will provide approximately 150-feet of road frontage on a major street, and is within the close proximity of the intersection of two major streets (Schillinger Road and Zeigler Road) access management is a concern; therefore, a note should be placed on the final plat stating that Lot 1 is limited to one curb cut to Schillinger Road, 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 Lot 1 is limited to one curb cut to Schillinger Road, with the location and design to be approved by County Engineering; and 2) 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.

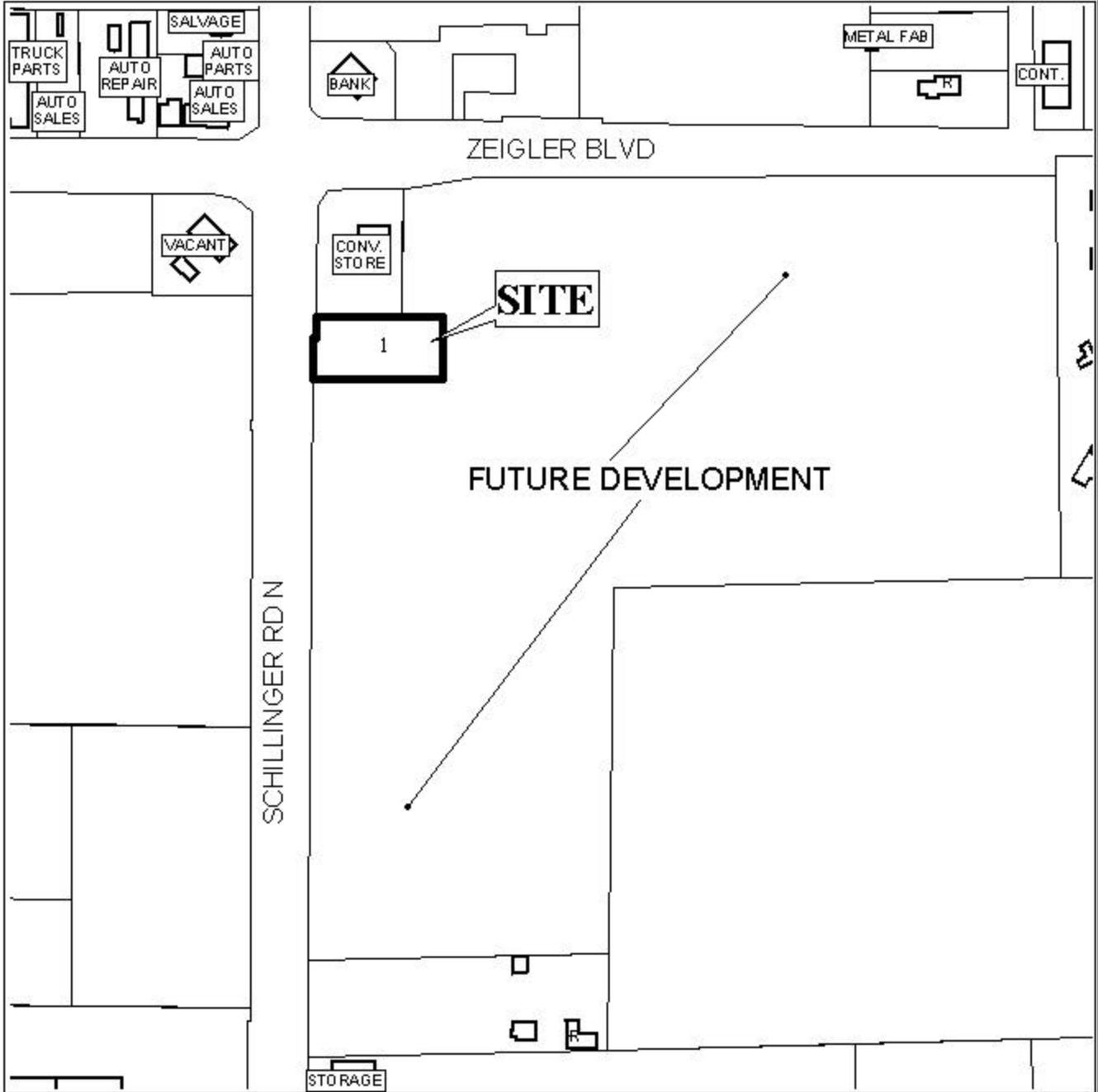
LOCATOR MAP



APPLICATION NUMBER 7 DATE April 3, 2003
APPLICANT Indian Commercial Park Subdivision, Phase II
REQUEST Subdivision



INDIAN COMMERCIAL PARK SUBDIVISION, PHASE II



APPLICATION NUMBER 7 DATE April 3, 2003

LEGEND

