

WILTON LOWERY PARK SUBDIVISION

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

The plat illustrates the proposed 2 lot, 19.5 \pm acres subdivision which is located on the North side of Moffett Road, 460' \pm East of Snow Road Extension [private road]. The subdivision is served by public water and sanitary sewer.

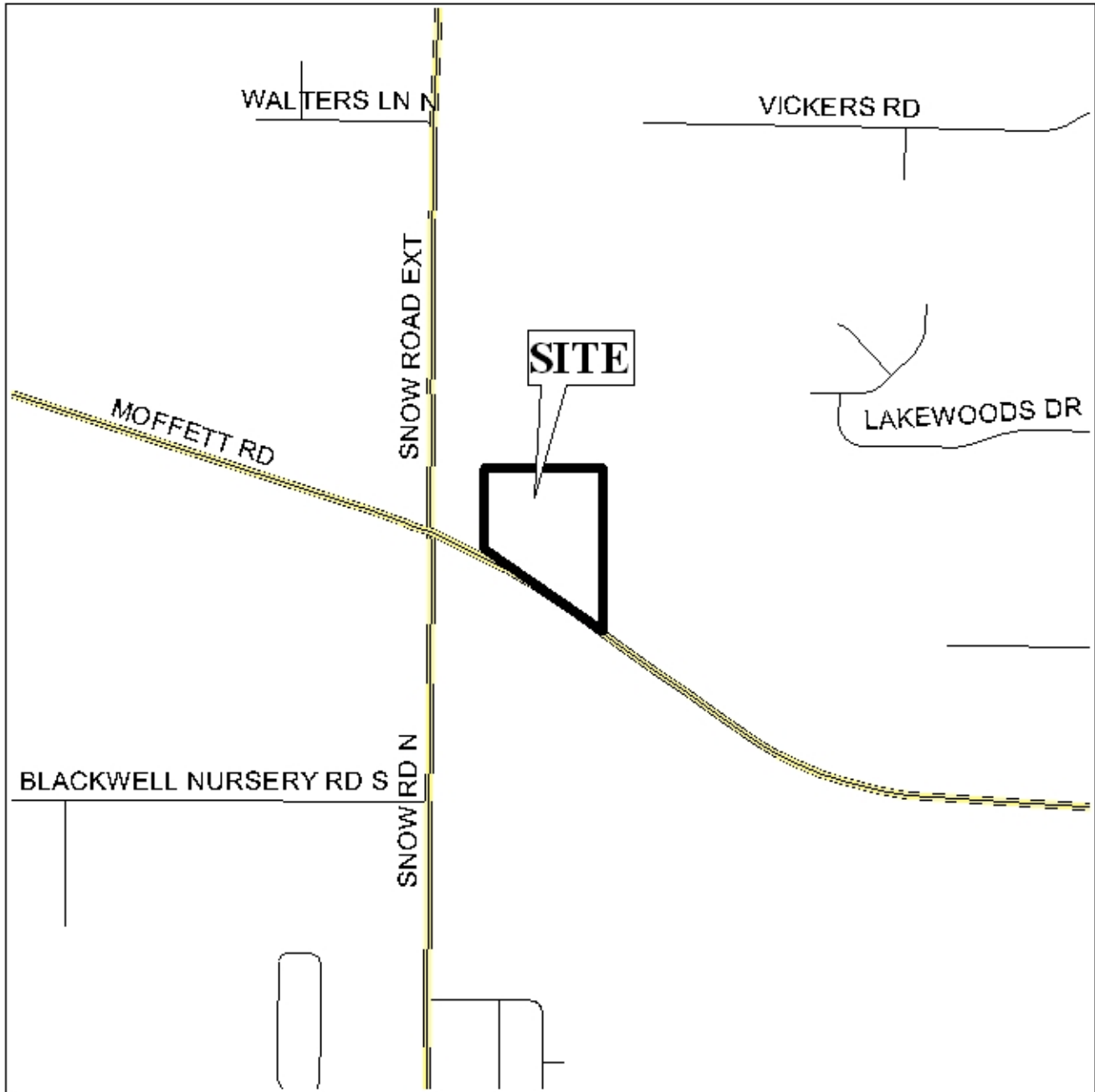
The purpose of this application is to create a two-lot subdivision from a large metes and bounds parcel.

The site fronts Moffett Road, a planned major street which has an existing right-of-way as variable. As Moffett Road is a planned major street requiring a 100-foot right-of-way, the dedication of sufficient right-of-way to provide 50-feet from the centerline should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that Lots A and B are limited to a total of four curb cuts to Moffett Road, with the size, location and design to be approved by County Engineering and ALDOT should be required.

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

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 to provide 50-feet from the centerline of Moffett Road; 2) the placement of a note on the final plat stating that Lots A and B are limited to a total of four curb cuts to Moffett Road, with the size, location and design to be approved by County Engineering and ALDOT; and 3) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 14 DATE December 15, 2005

APPLICANT Wilton Lowery Park Subdivision

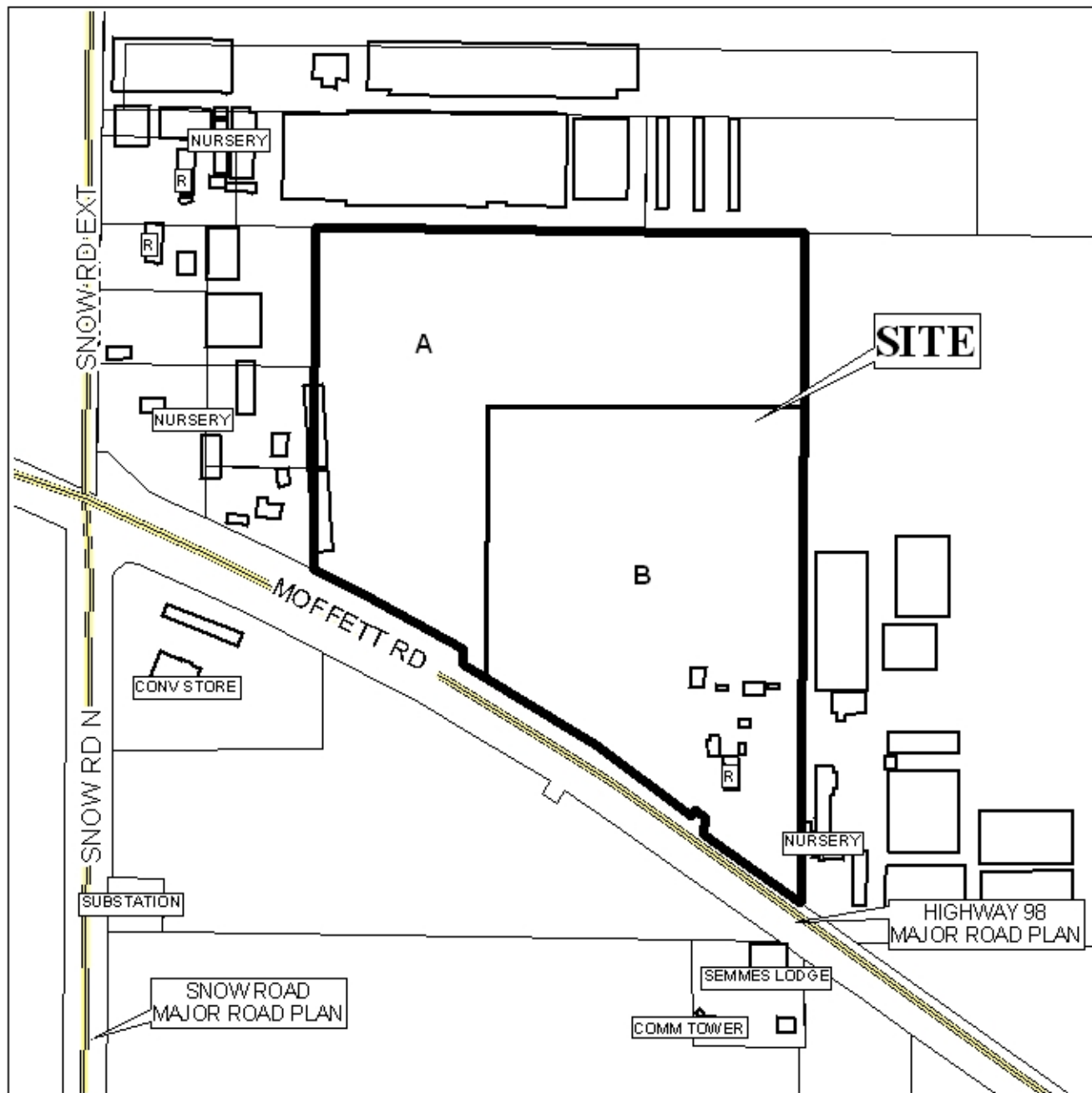
REQUEST Subdivision

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WILTON LOWERY PARK SUBDIVISION



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LEGEND

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

