

BRIDGE MILL SUBDIVISION, PHASE II

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

The plat illustrates the proposed 39-lot, 18.5± acre subdivision located at the East terminus of Meadow Wood Drive, extending to the South termini of Fenwick Loop and Fenwick Loop West. The site is served by public water and sanitary sewer.

The purpose of the application is the creation of a 39-lot subdivision from two metes and bounds parcels.

This site was granted Tentative Approval by the Planning Commission in 2003; however, the approval was allowed to expire, and thus a new application is required.

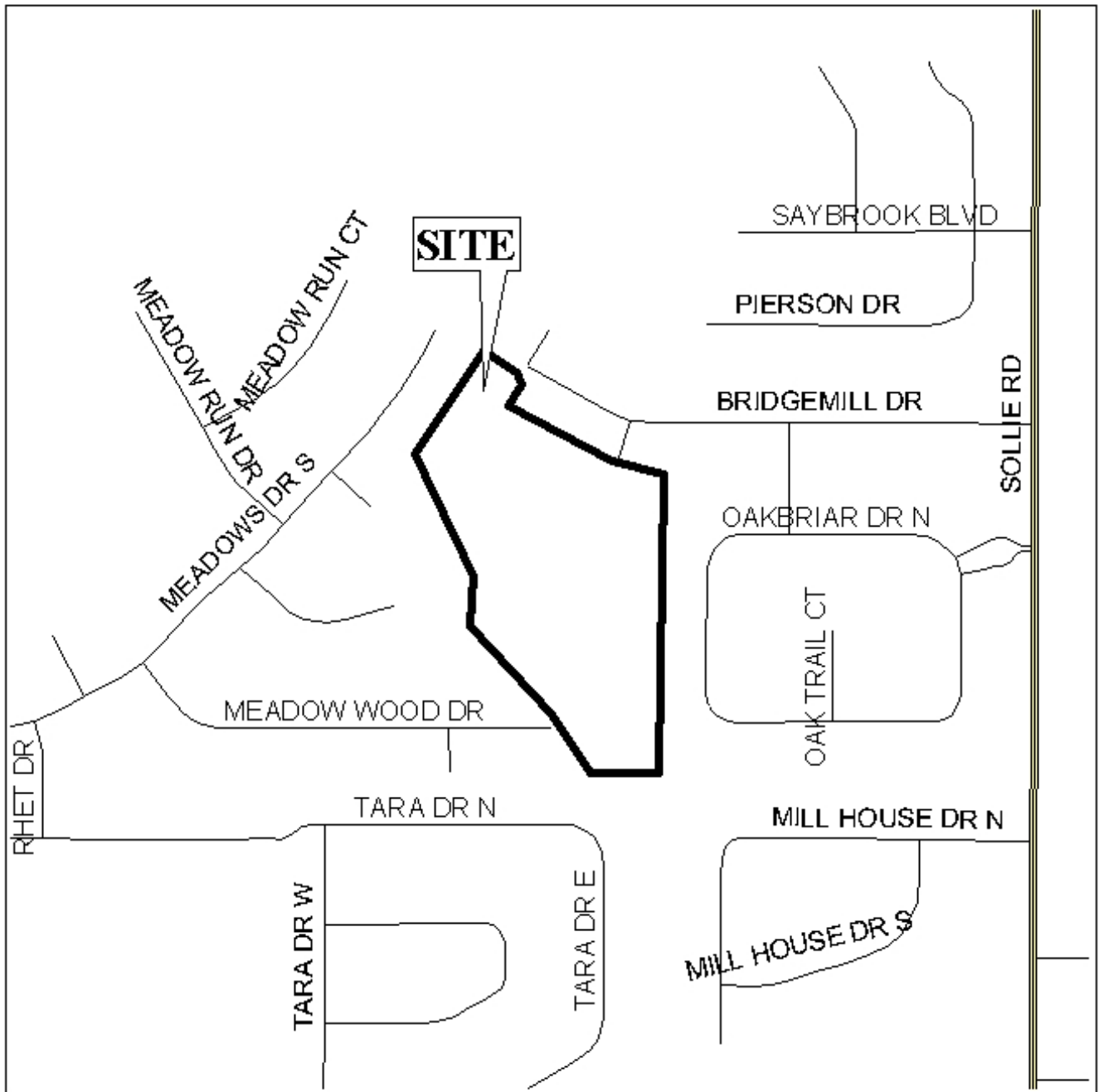
The site extends from Fenwick Loop and Fenwick Loop West, each of which has a 50' right-of-way; and adjoins the East terminus of Meadow Wood Drive, which also has a 50' right-of-way. Meadow Wood Drive is illustrated with a hammerhead turnaround; in the interest of connectivity, and to provide additional points of access, this should be modified to connect to Fenwick Loop. As the site involves the extension of streets, these streets should be constructed and dedicated.

The detention area is labeled as common area with detention; thus a note should be required on the final plat stating that maintenance of the common detention area is the responsibility of the property owners.

The site is located in the County; thus any lots that 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 connection of Meadow Wood Drive and Fenwick Loop; 2) the construction and dedication of the new streets; 3) the placement of a note on the final plat stating that maintenance of the common detention area shall be the responsibility of the property owners; and 4) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 11 DATE July 7, 2005

APPLICANT Bridge Mill Subdivision, Phase Two

REQUEST Subdivision



BRIDGE MILL SUBDIVISION, PHASE TWO



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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

N
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DETAIL SITE PLAN



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