

BLACKWELL COMMERCIAL PARK

SUBDIVISION

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

The plat illustrates the proposed 2 lot, 10.9 \pm acres subdivision which is located on the South side of Moffett Road, 3/10 mile \pm East of the North terminus of Wulff Road East. The subdivision is served by public water and sanitary sewer.

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

The site fronts Moffett Road, a planned major street having an existing right-of-way of 80-feet. The Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Moffett Road should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Moffett Road, with the size, location and design to be approved by County Engineering.

As proposed, Lot 1 would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3. would 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.

With a waiver of Section V.D.3., the plat will meet 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' from the centerline of Moffett Road; 2) the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Moffett Road, with the size, location and design to be approved by County Engineering; and 3) the placement of a note 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 Subdivisions.

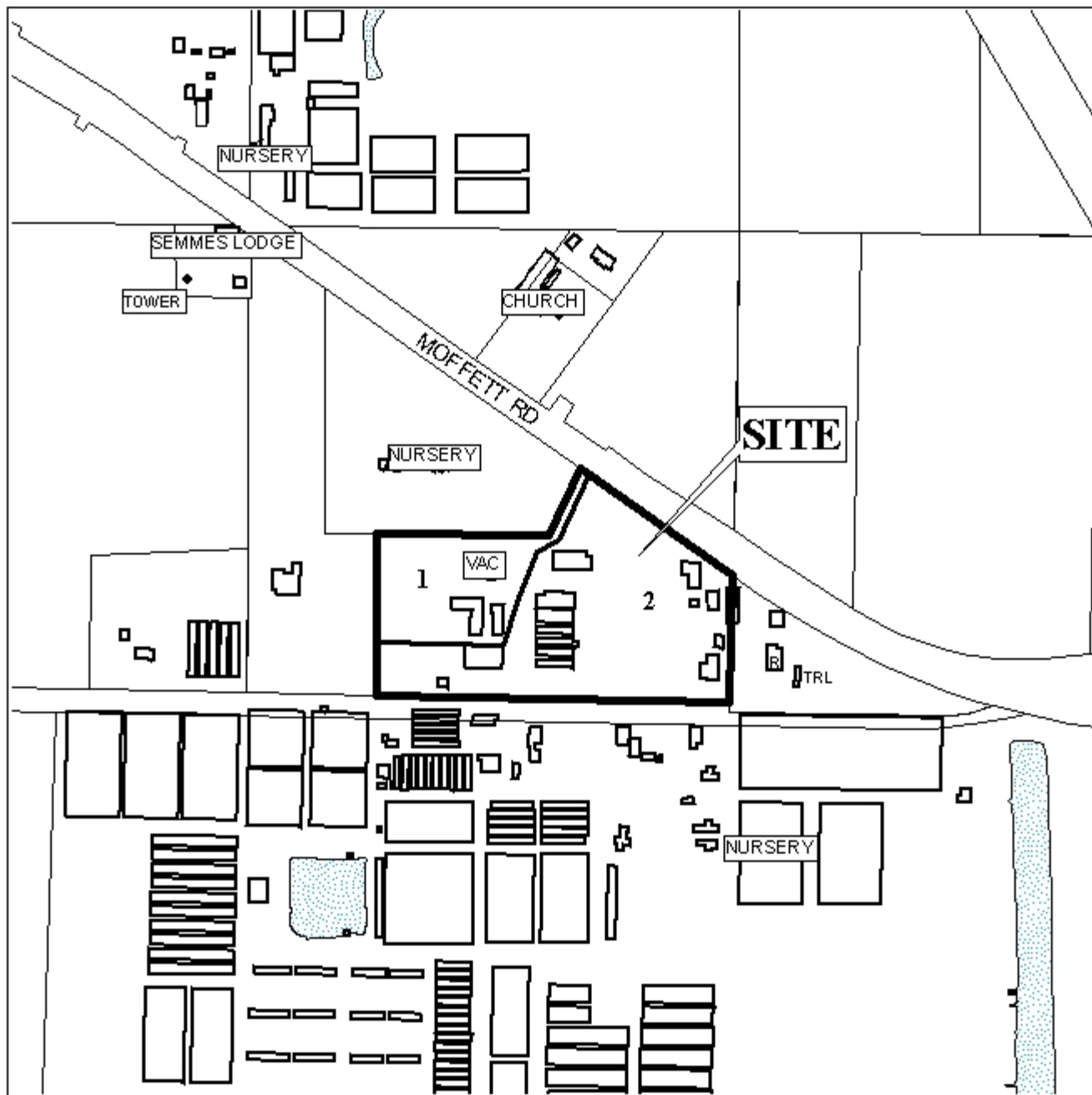
LOCATOR MAP



APPLICATION NUMBER 7 DATE November 4, 2004
APPLICANT Blackwell Commercial Park Subdivision
REQUEST Subdivision



BLACKWELL COMMERCIAL PARK SUBDIVISION



APPLICATION NUMBER 7 DATE November 4, 2004

LEGEND



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