

BULLITT PARK SUBDIVISION

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

The plat illustrates the proposed 16 lot, 8.8 ± acres subdivision which is located on the West side of Schillinger Road, 4/10 mile ± North of Three Notch Road. The subdivision is served by public water and individual septic systems.

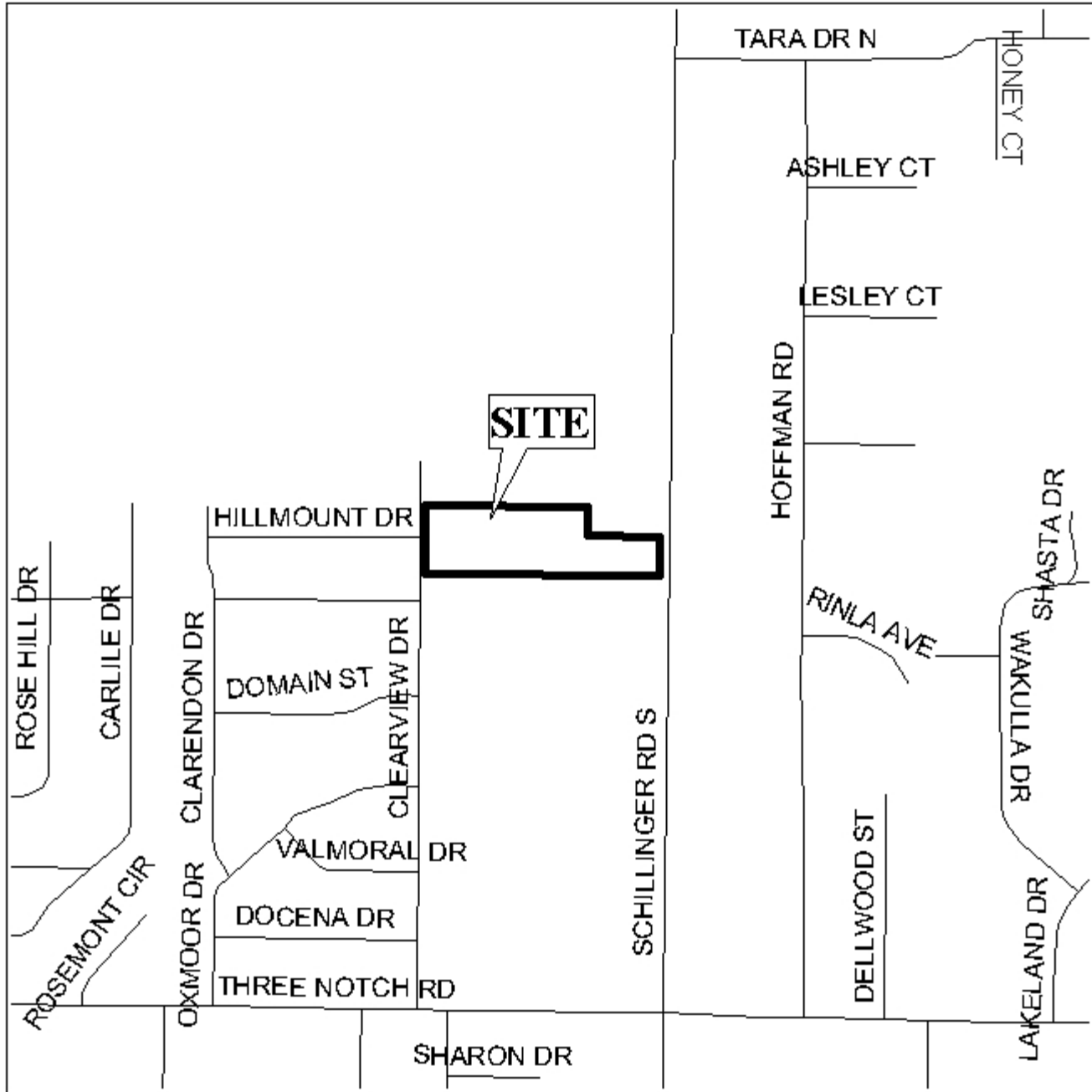
The purpose of this application is to create a sixteen-lot subdivision from a metes and bounds parcel. It should be noted that the excluded lot at the Northeast corner of the site is a nonconforming lot of record as it was created prior to the Subdivision Regulations applying to the Planning Jurisdiction.

The site fronts Schillinger Road, a planned major street, which has an existing right-of-way of 80 feet; the Major Street Plan requires a 100-foot right-of-way. Therefore, the dedication of any necessary right-of-way to provide 50-feet from the centerline of Schillinger Road, should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that Lot 1 is denied direct access to Schillinger Road and Lot 9 is denied direct access to Clearview Drive, 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 adequate right-of-way to provide 50-feet from the centerline of Schillinger Road; 2) the placement of a note on the final plat stating that Lot 1 is denied direct access to Schillinger Road and Lot 9 is denied direct access to Clearview Drive; 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 Regulations.

LOCATOR MAP



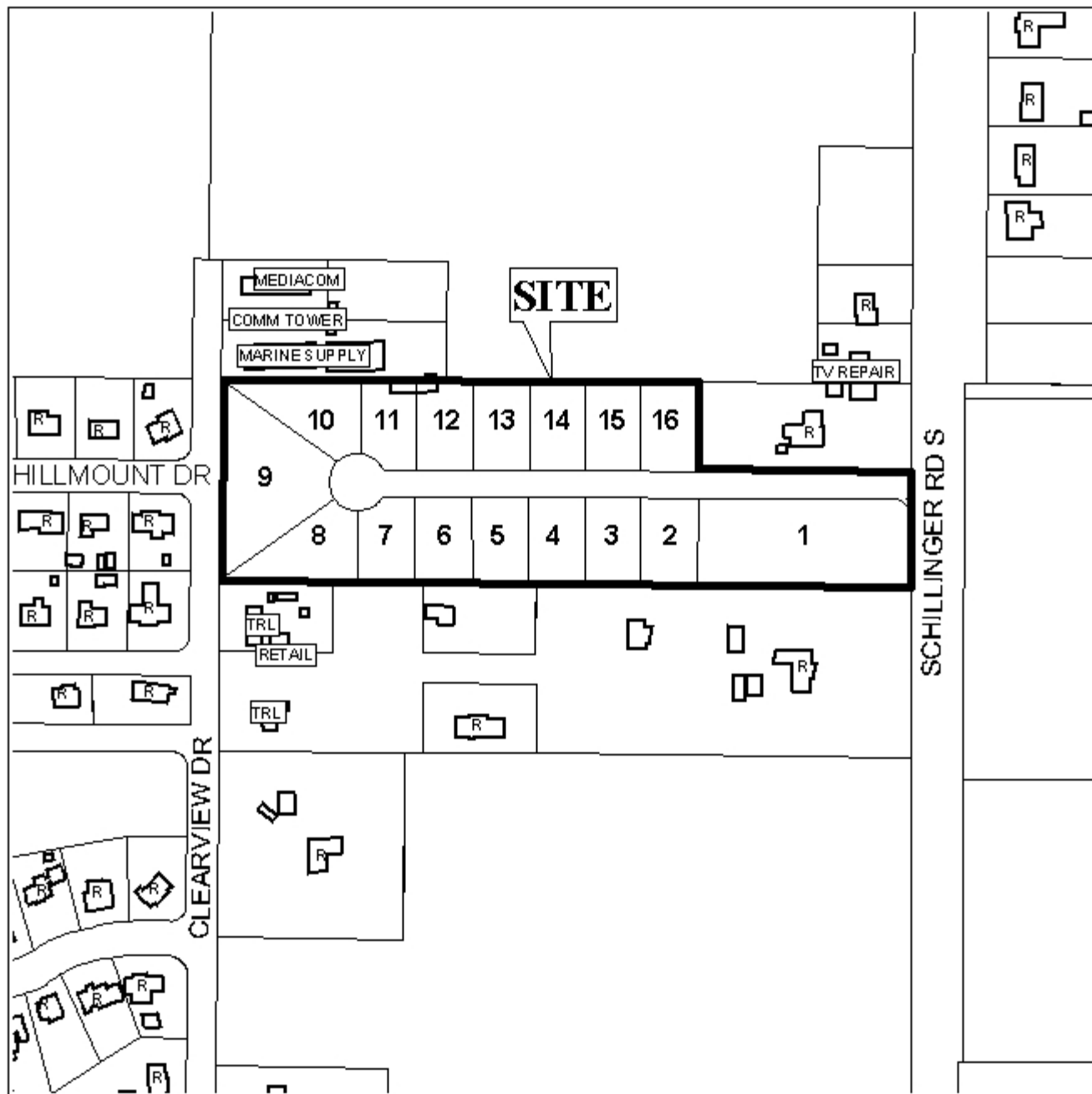
APPLICATION NUMBER 16 DATE May 6, 2004

APPLICANT Bullitt Park Subdivision

REQUEST Subdivision



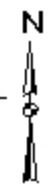
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LEGEND

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



NTS