

BURTON INDUSTRIAL PARK SUBDIVISION

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

The plat illustrates the proposed 2 lot, 1.3 \pm acre subdivision which is located on the North side of I-10 Industrial Parkway North, 2/10 mile \pm West of U.S. Highway 90 West. The subdivision is served by public water and sanitary sewer.

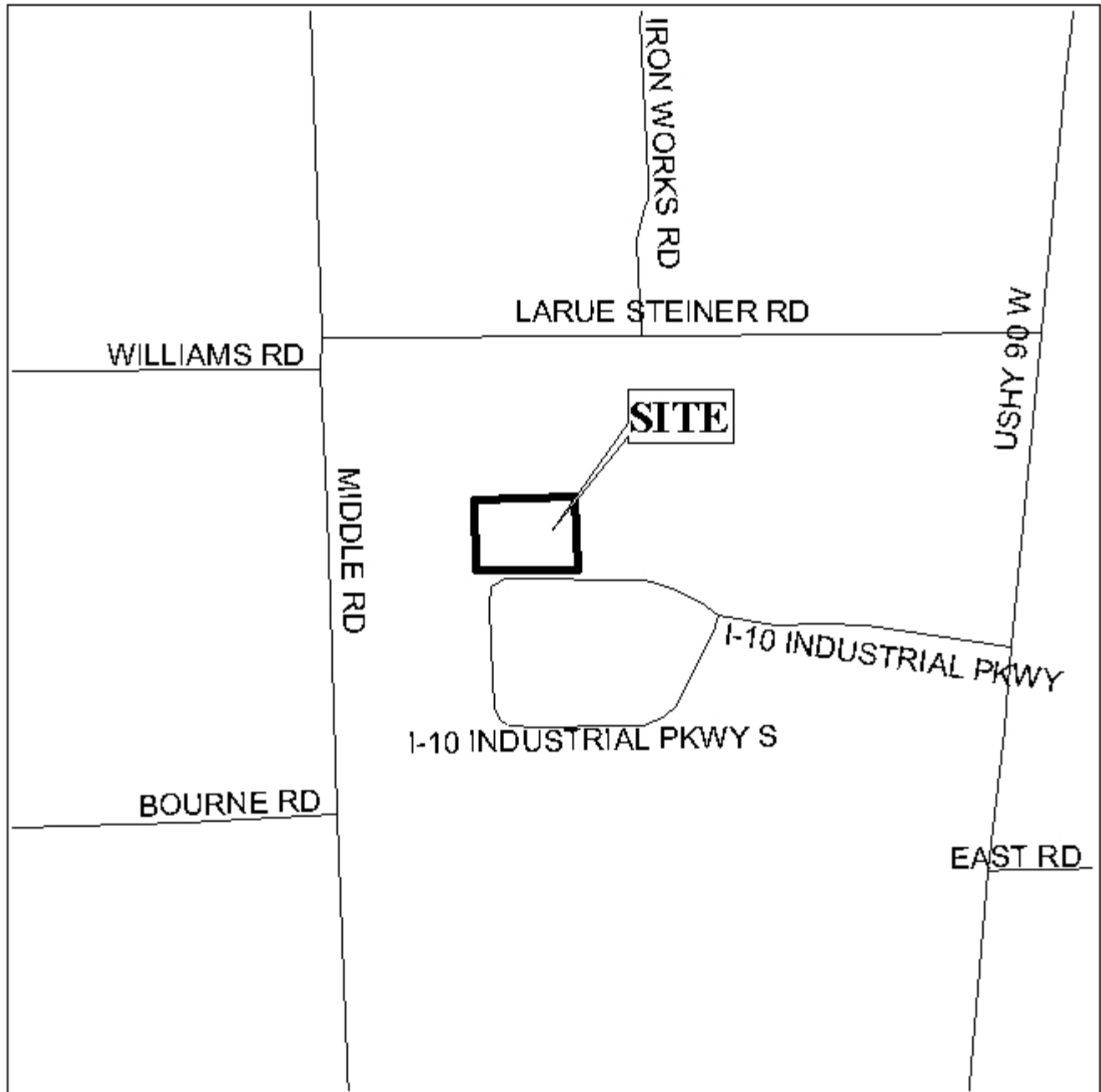
The purpose of this application is to create a two-lot subdivision from a metes and bounds parcel.

The plat does not illustrate the balance of the property from which the two lots are being taken. The balance of the parcel should be included in the subdivision or the submission of documentation to establish the parcel as a legal lot of record prior to 1984, should be required.

This site is located in the County, thus 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.

Based upon the preceding, this application is recommended for holdover to allow the applicant to include the balance of the property in the subdivision, with the additional notification information or to submit documentation to establish the balance of the property as a legal lot of record prior to 1984. This information should be submitted by May 3rd to be considered at the Commission's May 20th meeting.

LOCATOR MAP



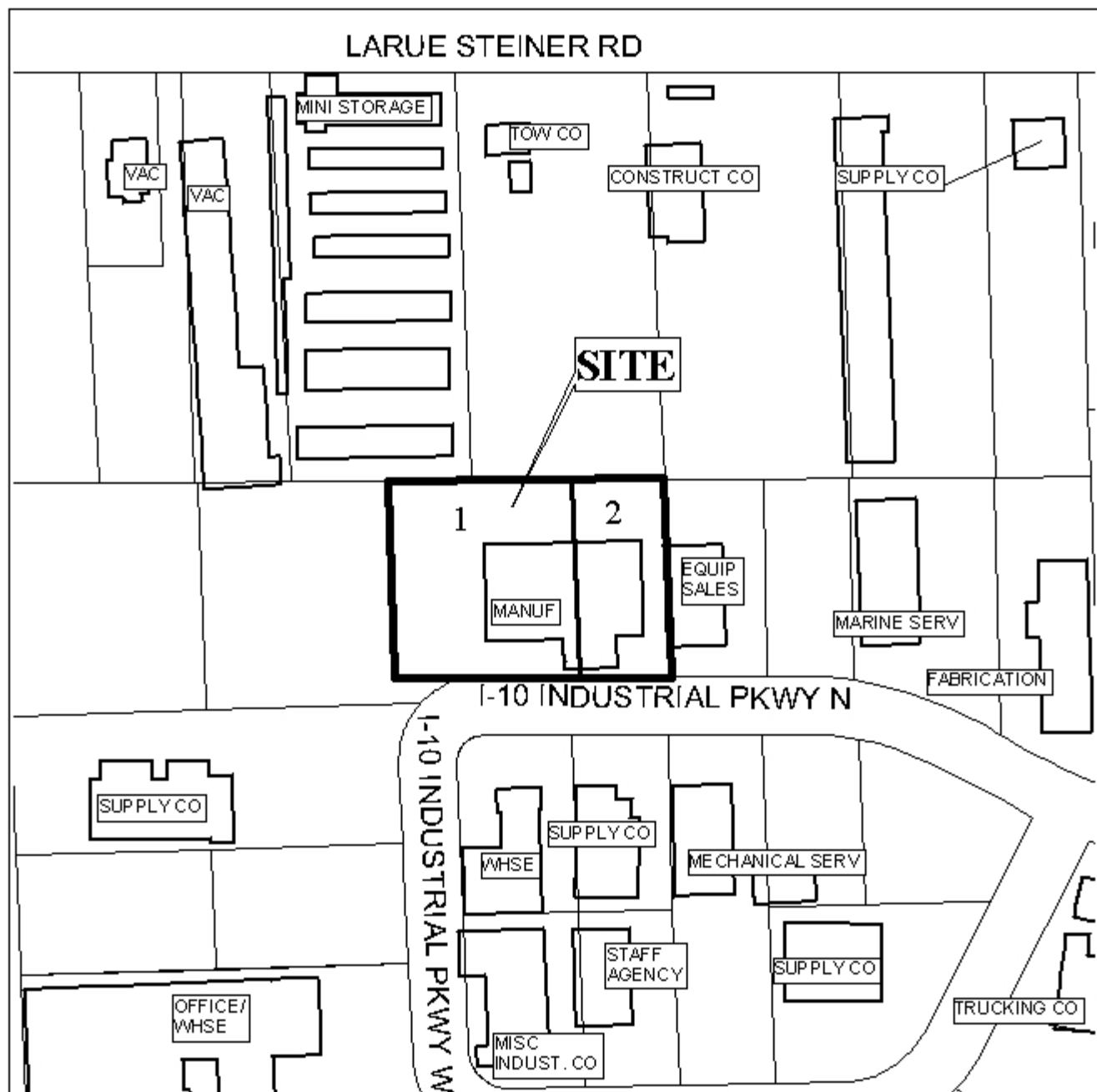
APPLICATION NUMBER 17 DATE May 6, 2004

APPLICANT Burton Industrial Park Subdivision

REQUEST Subdivision



BURTON INDUSTRIAL PARK SUBDIVISION



APPLICATION NUMBER 17 DATE May 6, 2004

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