

SOUTH SCHILLINGER COMMERCIAL PARK
SUBDIVISION, RESUBDIVISION OF LOT 3,
RESUBDIVISION OF LOTS 3B AND 3C

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

The plat illustrates the proposed 2 lot, 2.9 \pm acres subdivision which is located on the West side of Schillinger Road, 550' \pm North of the West terminus of Hitt Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to shift an interior lot line.

The site fronts Schillinger Road, a planned major street, and there is 50-foot existing right-of-way from the centerline of Schillinger Road to this site, thus there is adequate right-of-way from the centerline to the site. Additionally, since the site is developed, no new curb cuts should be allowed.

Lot 2 exceeds the maximum width to depth ratio as recommended by 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 modifications and a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that the site is limited to the existing curb cuts to Schillinger Road; and 2) 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



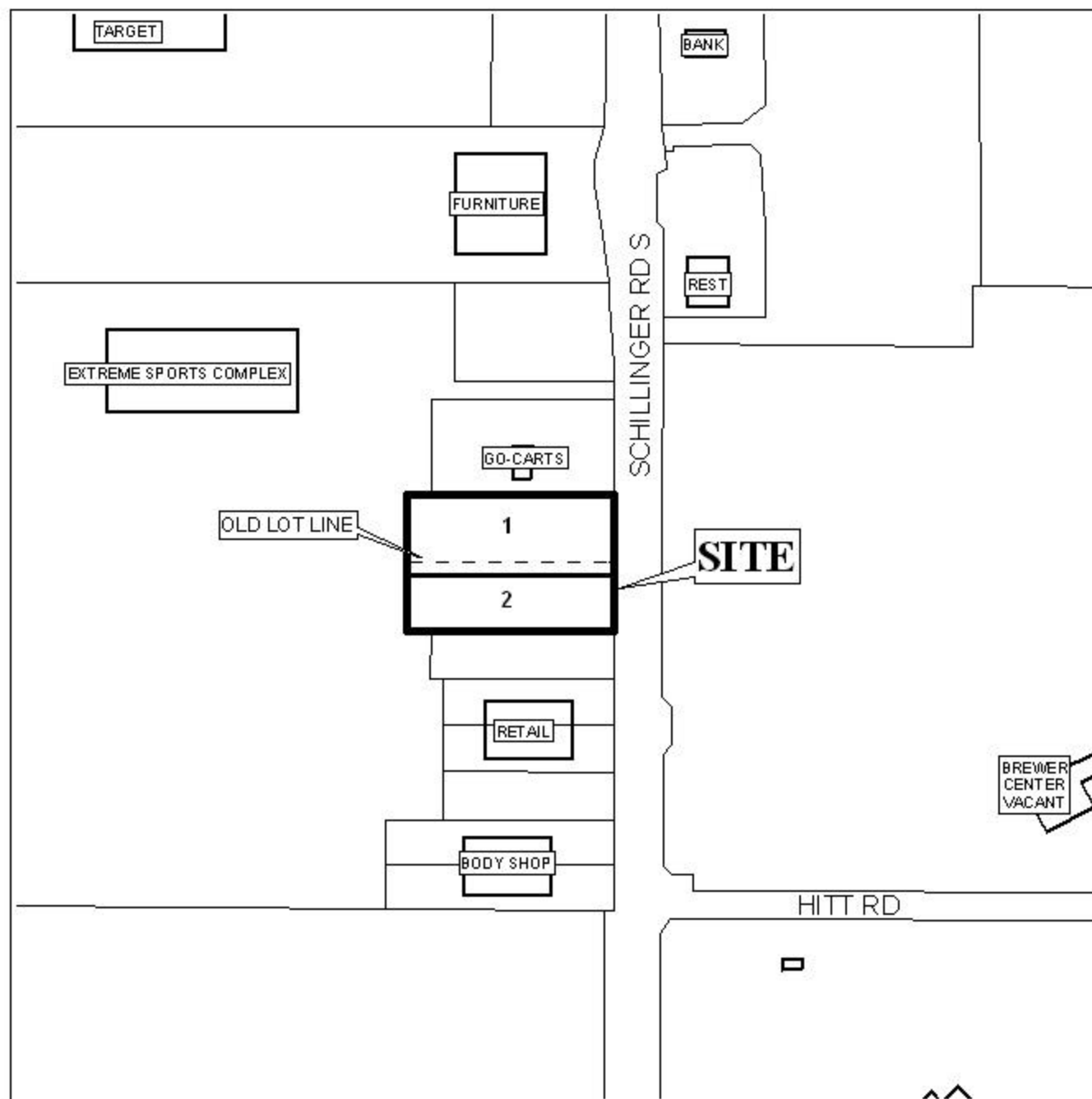
APPLICATION NUMBER 29 DATE July 10, 2003

APPLICANT South Schillinger Commercial Park Subdivision,
Resubivision of Lot 3, Resubdivision of Lots 3B and 3C

REQUEST Subdivision



**SOUTH SCHILLINGER COMMERCIAL PARK SUBDIVISION, RESUBDIVISION
OF LOT 3, RESUBDIVISION OF LOTS 3B AND 3C SUBDIVISION**



APPLICATION NUMBER 29 DATE July 10, 2003

LEGEND

