

PARKER – RUDOLPH SUBDIVISION

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

The plat illustrates the proposed 3 lot, 2.8 \pm acres subdivision which is located on the West side of Old Military Road, 410' \pm South of Campanella Drive North. The subdivision is served by public water and individual septic systems.

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

As indicated on the plat, Lot 1 is flag-shaped with 25-feet of frontage. Section V.D.1. of the Subdivision Regulations states “the size, width, depth, shape and orientation of lots and the minimum building setback lines shall be appropriate to the location of the subdivision and the type of development and use contemplated”. Therefore, a waiver of Section V.D.1. of the Subdivision Regulations would be required. Additionally, any further resubdivision of Lot 1 would not meet minimum requirements of the Subdivision Regulations.

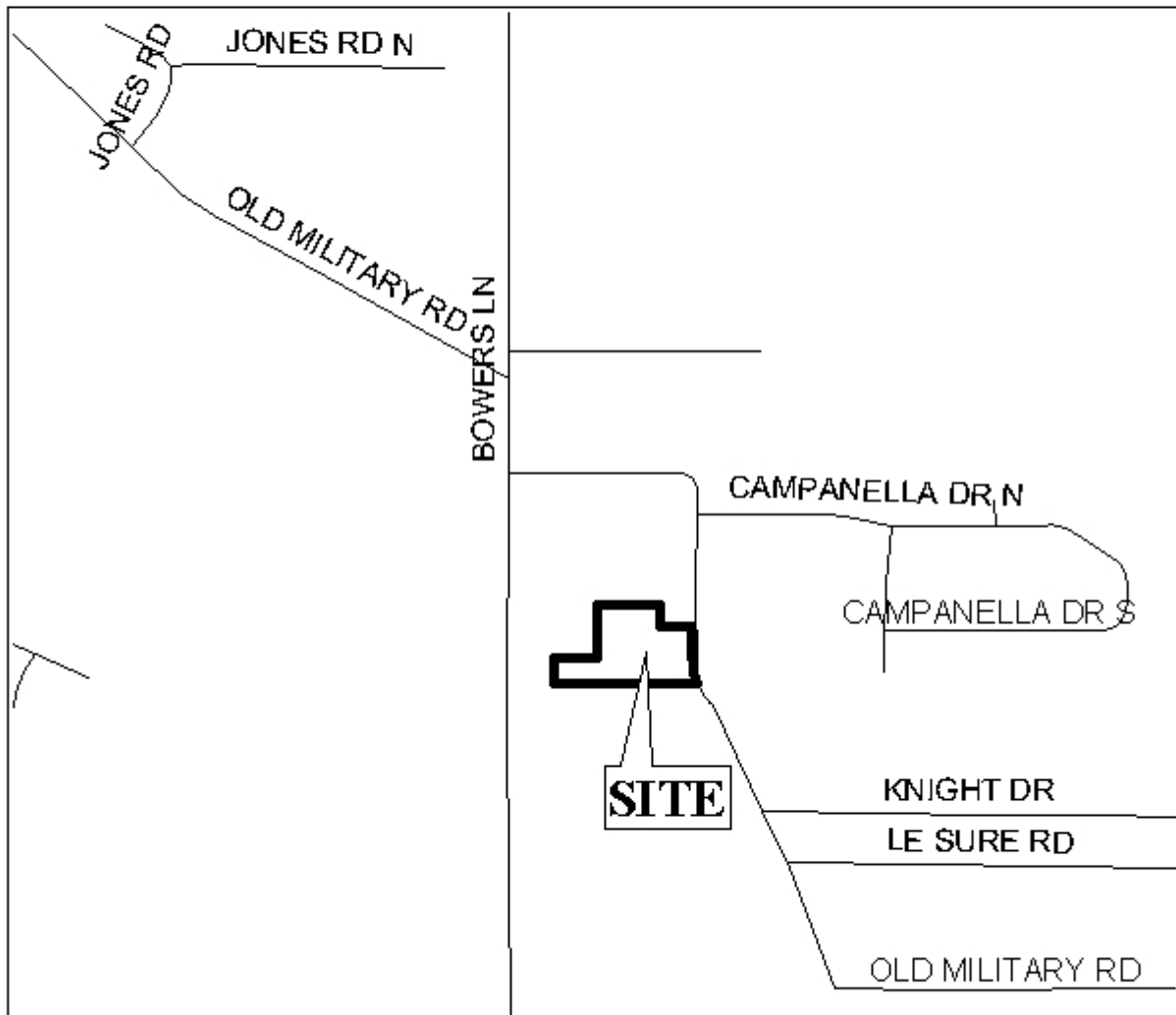
As the site is located in the 100/500-year floodplain, the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

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 25-foot minimum building setback lines are not shown, but would be required on the final plat.

With a waiver of Section V.D.1., 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 no further resubdivision of Lot 1 unless additional frontage is provided; 2) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; 3) 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; and 4) the placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP



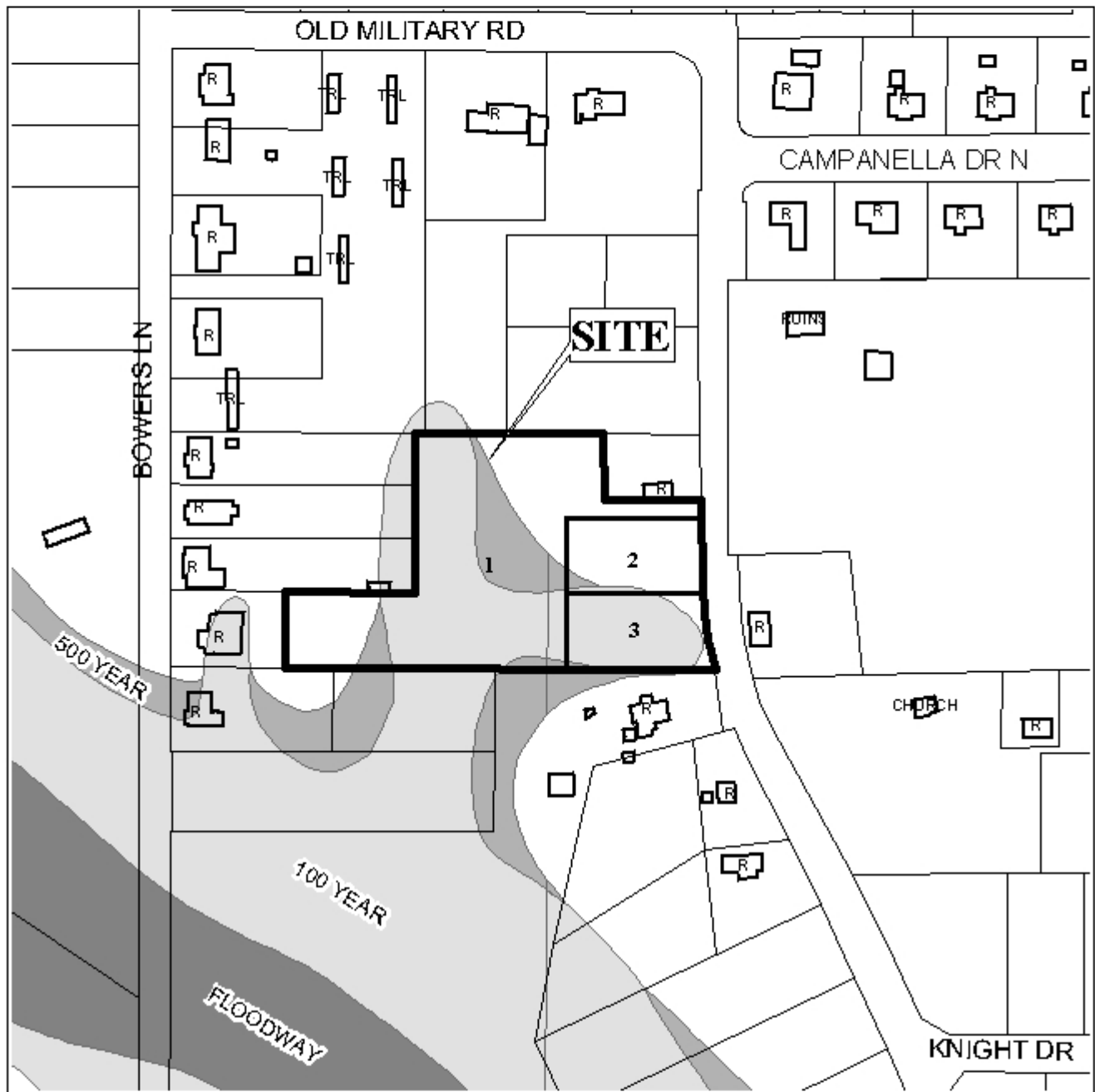
APPLICATION NUMBER 9 DATE January 5, 2006

APPLICANT Parker-Rudolph Subdivision

REQUEST Subdivision



PARKER-RUDOLPH 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	

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