

## **BUD MATHIS SUBDIVISION**

Engineering Comments: Development of property must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 10 lot, 2.1± acre subdivision which is located on the West side of Oak Ridge Avenue, 170'± South of Holden Drive. The subdivision is served by city water and sanitary facilities.

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

In order to provide adequate traffic management, Lots 1 & 10 should be denied direct access to Oak Ridge Avenue. Also, the minimum twenty-five foot radii should be illustrated along Oak Ridge Avenue for the proposed roadway.

The typical lot size as illustrated on the preliminary plat does not meet the minimum lot size as required by the Subdivision Regulations. Additionally, the subdivision as proposed does not fall under the Innovative Design Section of the Subdivision Regulations, which allows reduced lot widths and lot sizes, nor does the overall development maintain the density standards of the Subdivision Regulations (7,200 square foot per lot).

As illustrated on the Vicinity Map, it seems that two parcels to the west of the proposed subdivision were deeded off via a metes and bounds description and should be included in the subdivision. Furthermore, these parcels appear to be land-locked.

Based upon the preceding, this application is recommended for denial for the following reasons: 1) the site does not comply with the minimum lot size requirements (V.D.2.); 2) the plat does not include the overall parcel(s); 3) as proposed, the plat would create a land-locked parcel(s).

## LOCATOR MAP



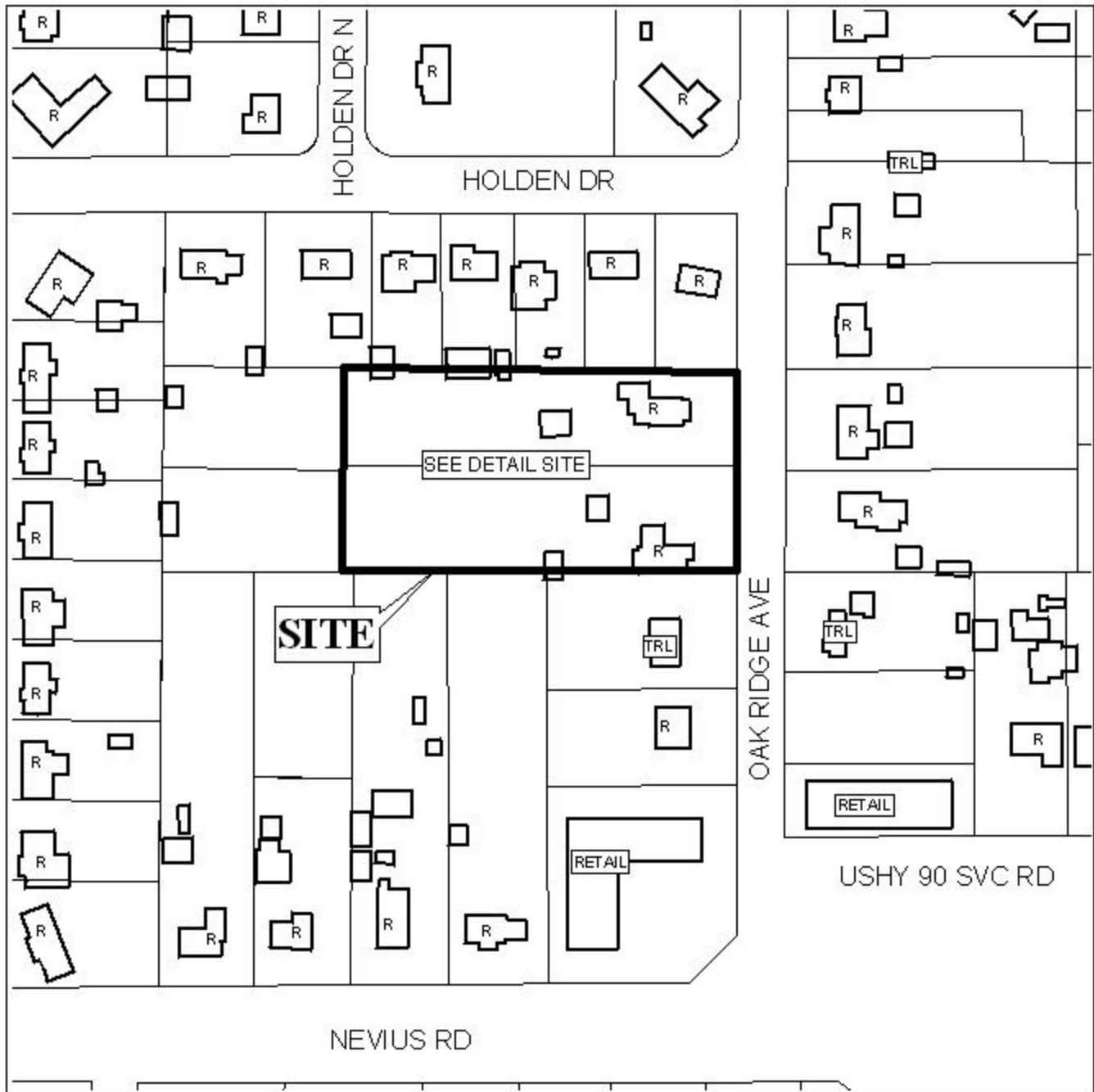
APPLICATION NUMBER 17 DATE June 19, 2003

APPLICANT Bud Mathis Subdivision

REQUEST Subdivision



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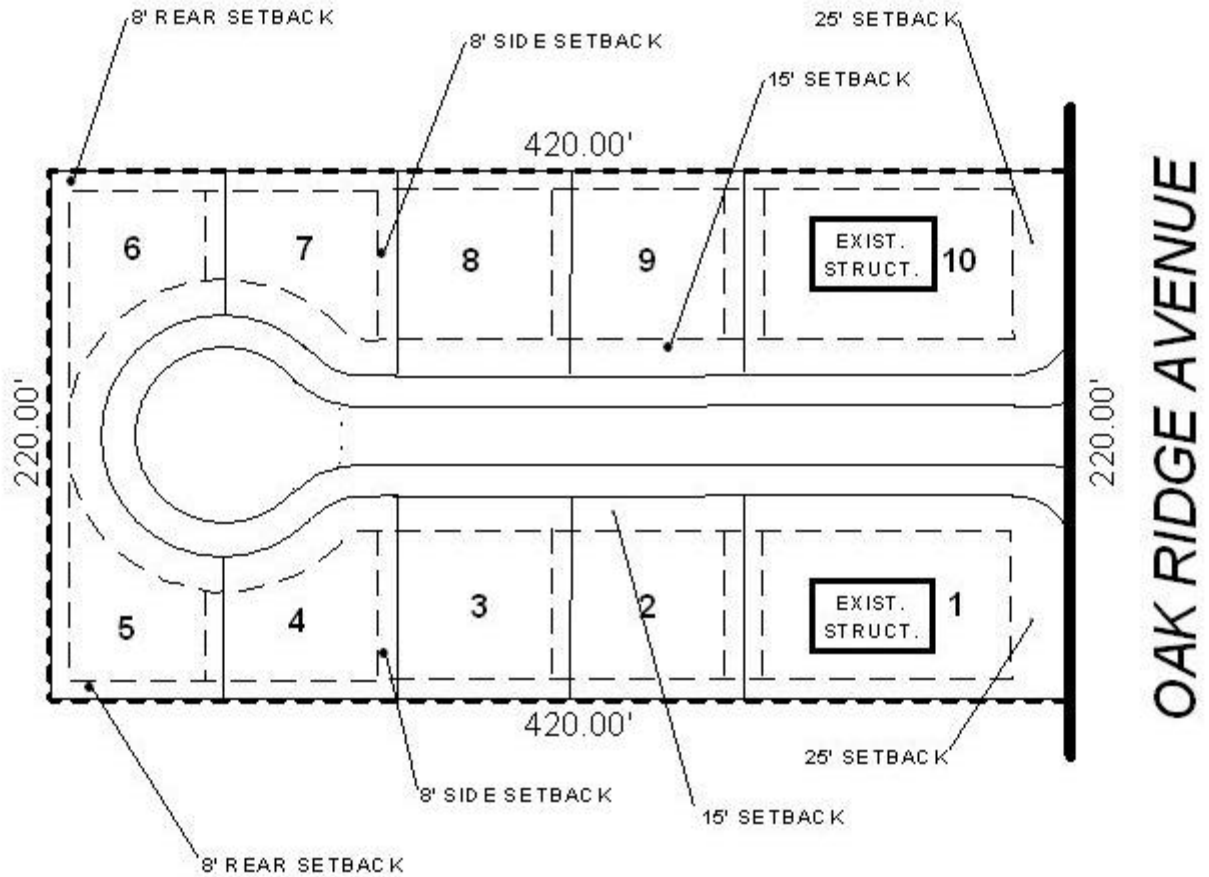


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LEGEND



## DETAIL SITE PLAN



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USE/REQUEST Subdivision

