HOLDOVER

DAVID ATIGH SUBDIVISION

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

The plat illustrates the proposed 1.7 ± acres, 1 lot subdivision which is located on the South side of Airport Boulevard, 275' ± East of Wakefield Drive East. The subdivision is served by public water and sewer.

The purpose of this application is to create a legal lot of record from a metes and bounds parcel.

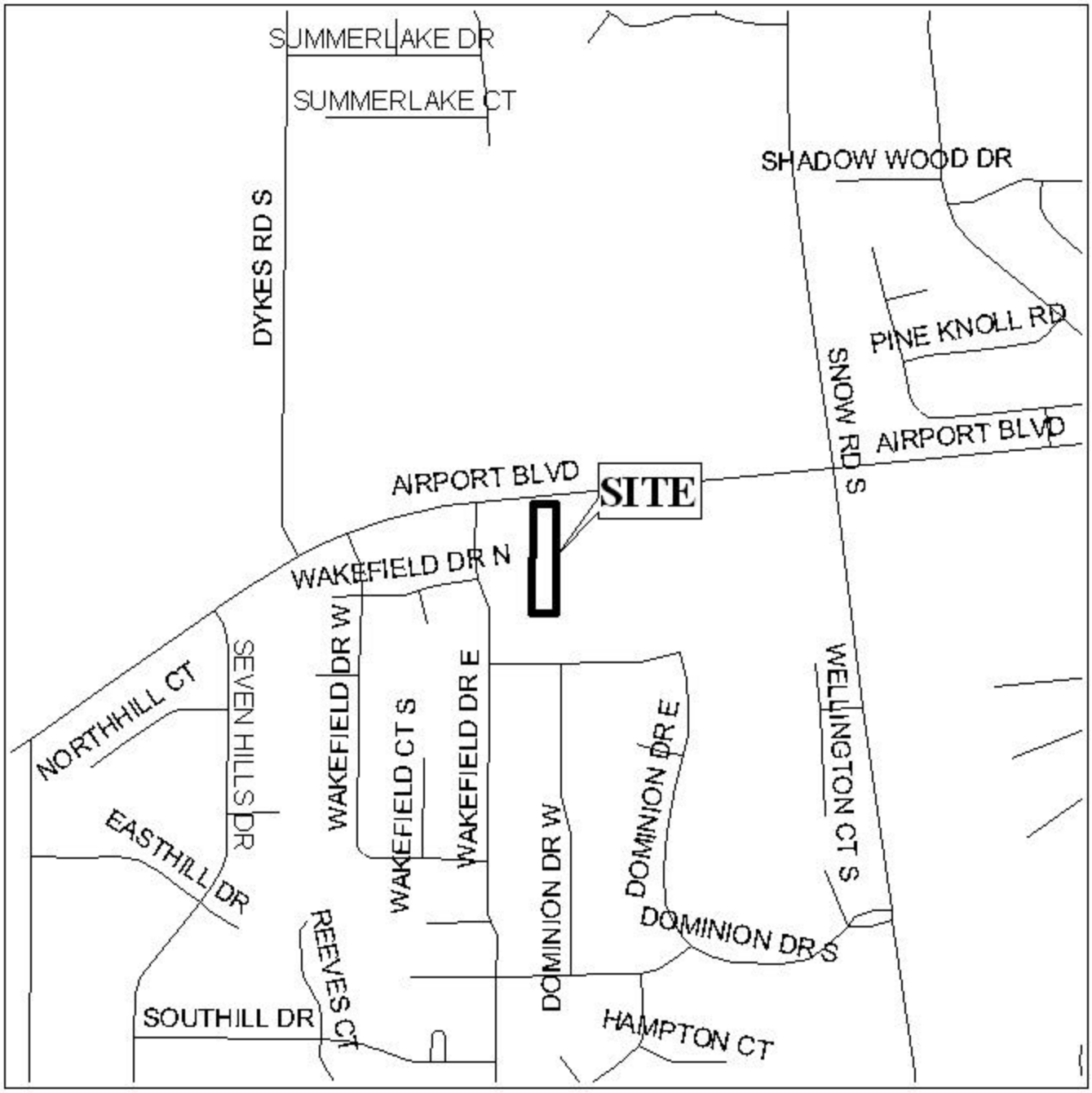
Airport Boulevard, which has an existing right-of-way of 80-feet, is shown as a major street on the Major Street Plan, and as such requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline should be required.

The plat illustrates a 20' easement for ingress/egress which serves as the only access point for two land locked parcels located to the east. However, no documentation was submitted to establish the land locked parcels as legal lots prior to 1984. The surveyor/engineer was notified that this additional documentation was needed to properly review this application.

Based upon the preceding, this application is recommended for holdover to allow the applicant to address the concerns identified in this report. This information should be submitted by May 19th to be considered at the Commission's June 5th meeting.

The applicant has not submitted any documentation identified in the report; therefore, this application is recommended for denial for the following reason: 1) the applicant failed to document that the land locked parcels were created prior to 1984 and thus nonconforming lots of record.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE June 19, 2003

APPLICANT David Atigh Subdivision

REQUEST Subdivision

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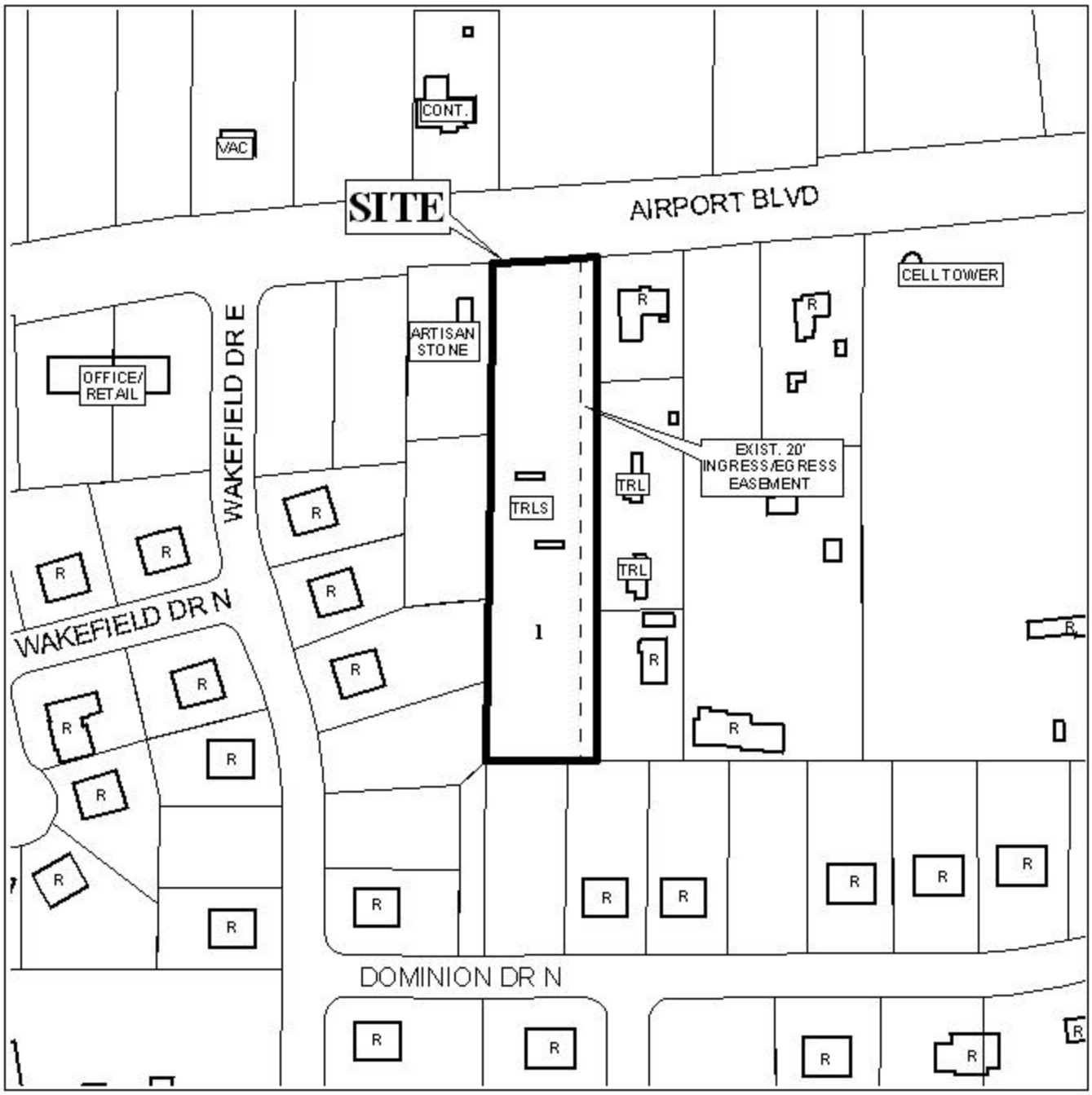
NTS

DAVID ATIGH SUBDIVISION



APPLICATION NUMBER Holdover DATE June 19, 2003

LEGEND

R-1 R-2 R-3 R-B H-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2

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