

OAK HOLLOW ESTATES SUBDIVISION

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

The plat illustrates the proposed 8 lot, 34.0 \pm acres subdivision which is located at the Southeast corner of Oak Hill Drive (North-South), and Oak Hill Drive (East-West). The subdivision is served by public water and individual septic systems.

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

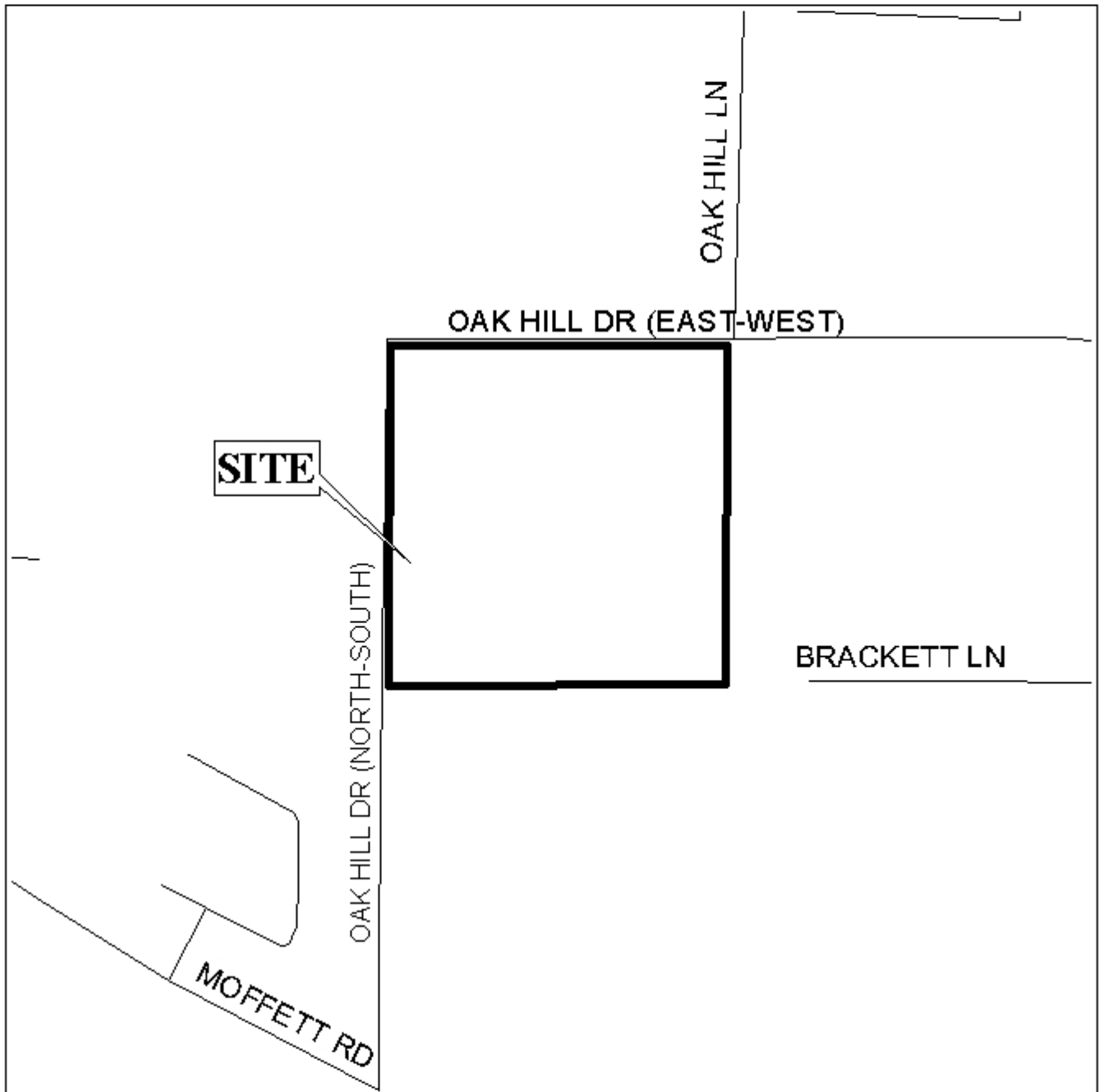
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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

As proposed, the site illustrates there will be three flag shaped lots which would require a waiver of Section V.D.3. (width to depth ratio) of the Subdivision Regulations. Flag shaped lots are not compatible with the surrounding area and therefore, Section V.D.3. should not be waived. However, a possible option is that the site be subdivided into seven lots, with one flag shaped lot fronting Oak Hill Drive (North-South) and another flag shaped lot fronting Oak Hill Drive (East-West). Moreover, a note should be placed on the final plat stating that there can be no future resubdivision of the flag shaped lots until the additional frontage (50-feet right-of-way) is provided to an open and maintained public right-of-way.

With modifications and a waiver of Section V.D.3. (for a total of two flag shaped lots), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval as a seven lot subdivision subject to the following conditions: 1) the placement of a note on the final plat stating that there shall be no resubdivision of flag shaped lots until a minimum of 50-feet of frontage is provided to an open and maintained public right-of-way; 2) the placement of a note 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; and 3) the placement of the 25-foot minimum setback lines on the final plat; and 4) that the site be limited to two flag shaped lots, one facing Oak Hill Drive (North-South) and one facing Oak Hill Drive (East-West).

LOCATOR MAP



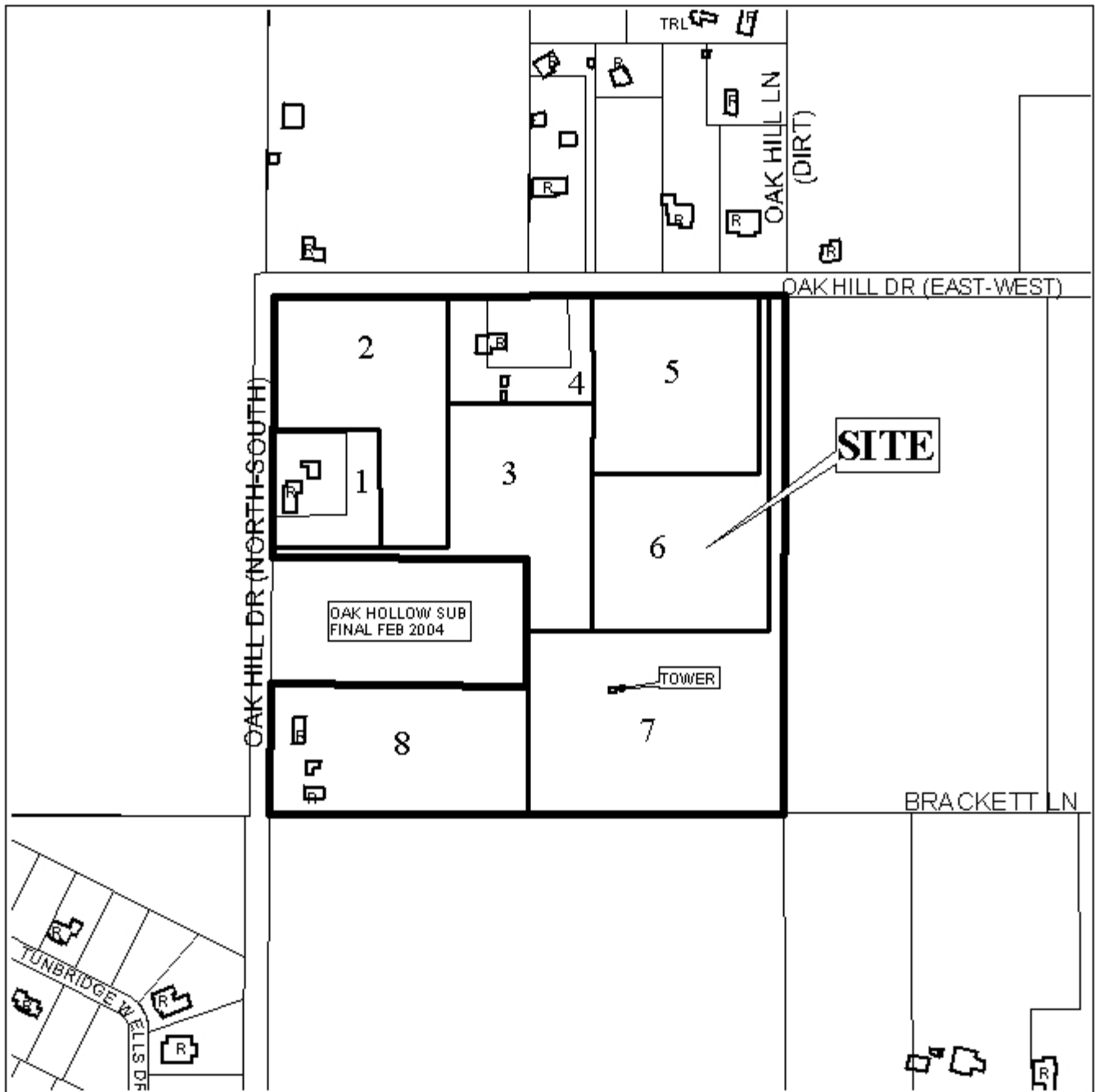
APPLICATION NUMBER 14 DATE September 2, 2004

APPLICANT Oak Hollow Estates Subdivision

REQUEST Subdivision



OAK HOLLOW ESTATES SUBDIVISION



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LEGEND

