

OAK RIDGE PLACE SUBDIVISION

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

The plat illustrates the proposed 3 lot, 2.1 ± acres 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 subdivide a metes and bounds parcel into three lots.

As a means of access management, the placement of a note on the final plat stating that each lot is limited to one curb cut to Oak Ridge Avenue, with the, size, location and design to be approved by County Engineering, should be required.

The twenty-five foot minimum setback line is not shown but would be required on the final plat.

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 applicant submitted documentation (deed prior to 1984) illustrating that the remainder of the property are legal nonconforming lots of record and have access to public streets.

The plat meets 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 each lot is limited to one curb cut to Oak Ridge Avenue, with the, size, location and design to be approved by County Engineering; 2) the placement of the 25-foot minimum setback line on the final plat; and 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.

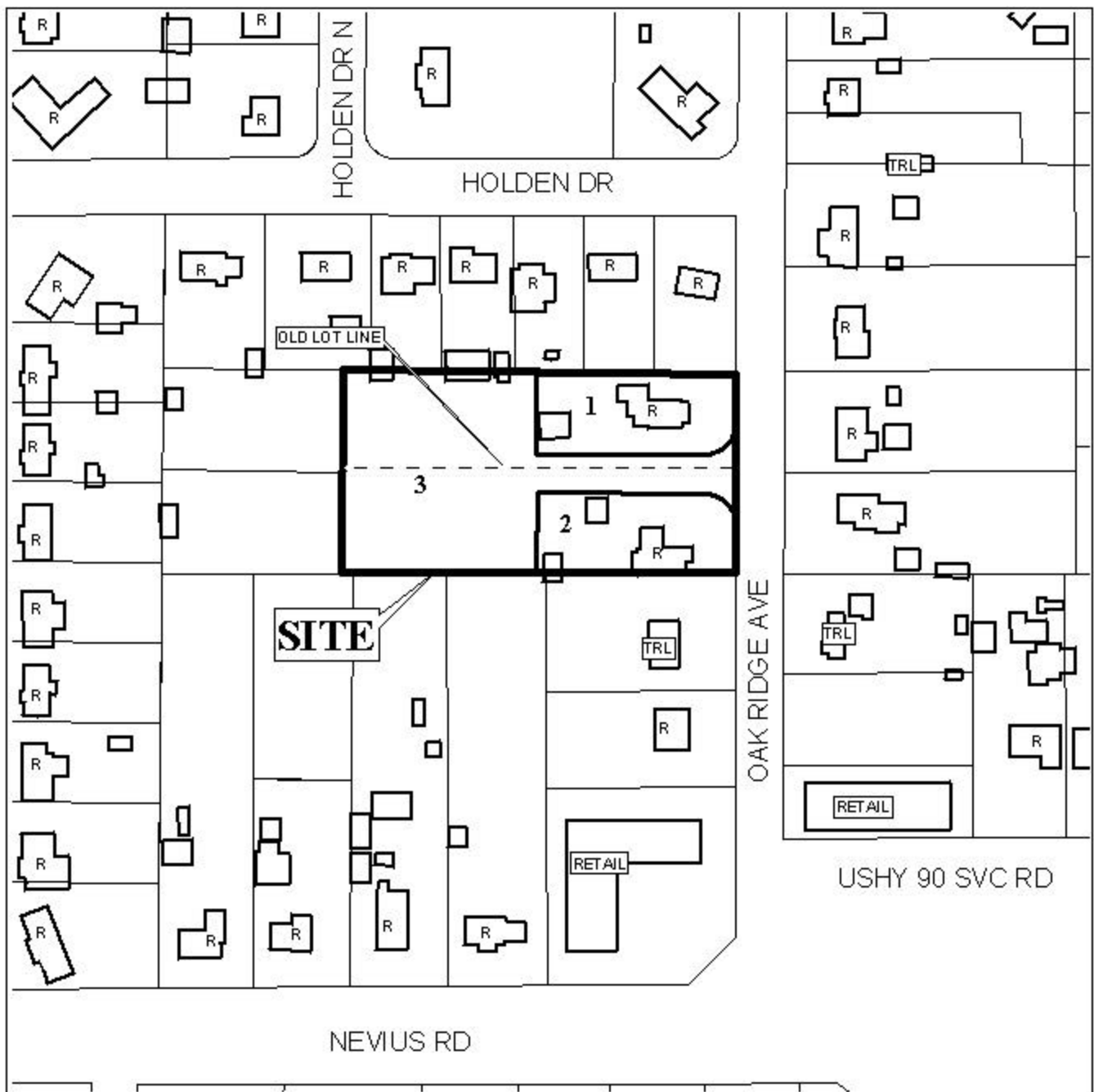
LOCATOR MAP



APPLICATION NUMBER 12 DATE August 21, 2003
APPLICANT Oak Ridge Place Subdivision
REQUEST Subdivision



OAK RIDGE PLACE SUBDIVISION



APPLICATION NUMBER 12 DATE August 21, 2003

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