

BOLIVIA PLACE SUBDIVISION, **UNIT ONE**

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

The plat illustrates the proposed 1.3± acre, 4-lot subdivision located on the Northeast corner of Andrews Road and General Road, which is located in the Planning Jurisdiction. The site is served by public water and individual septic systems.

The purpose of the application is to create four lots of record from three legal lots of record.

The site fronts Andrews Road and General Road, which both provide 50-foot right-of-ways, in compliance with the minor street standards of the Subdivision Regulations.

The subdivision will result in Lot 4 with 25-foot frontage on Andrew Road, while the Commission has approved flag lot subdivisions in the past typically these subdivisions were in character with the surrounding area, this subdivision proposes one flag-shaped lot. As illustrated on the Vicinity Map there are no flag-shaped lots in the area; therefore, the subdivision would not be appropriate as proposed.

The Subdivision Regulations require 15,000 square feet for lots that are served by public water and individual septic systems. If the development proposes a centralized system, none of the lots will have field lines, thereby eliminating the necessity for the increased size. However, as illustrated on the preliminary plat, Lot 2 does not meet the minimum size requirements for developments with access to public water and septic sewer systems as required in Section V.D.2. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile stormwater and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits.

This site is located in Mobile 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.

Based upon the preceding, it is recommended that the plat be denied subject to the following conditions: 1) the development does not meet the criteria to allow flag-shaped lots, due to the no flag-shaped lots in the area; and 2) Lot 2 does not meet the minimum size requirements for developments with access to public water and septic sewer systems as required in Section V.D.2. of the Subdivision Regulations.

Heldover from the July 19th meeting:

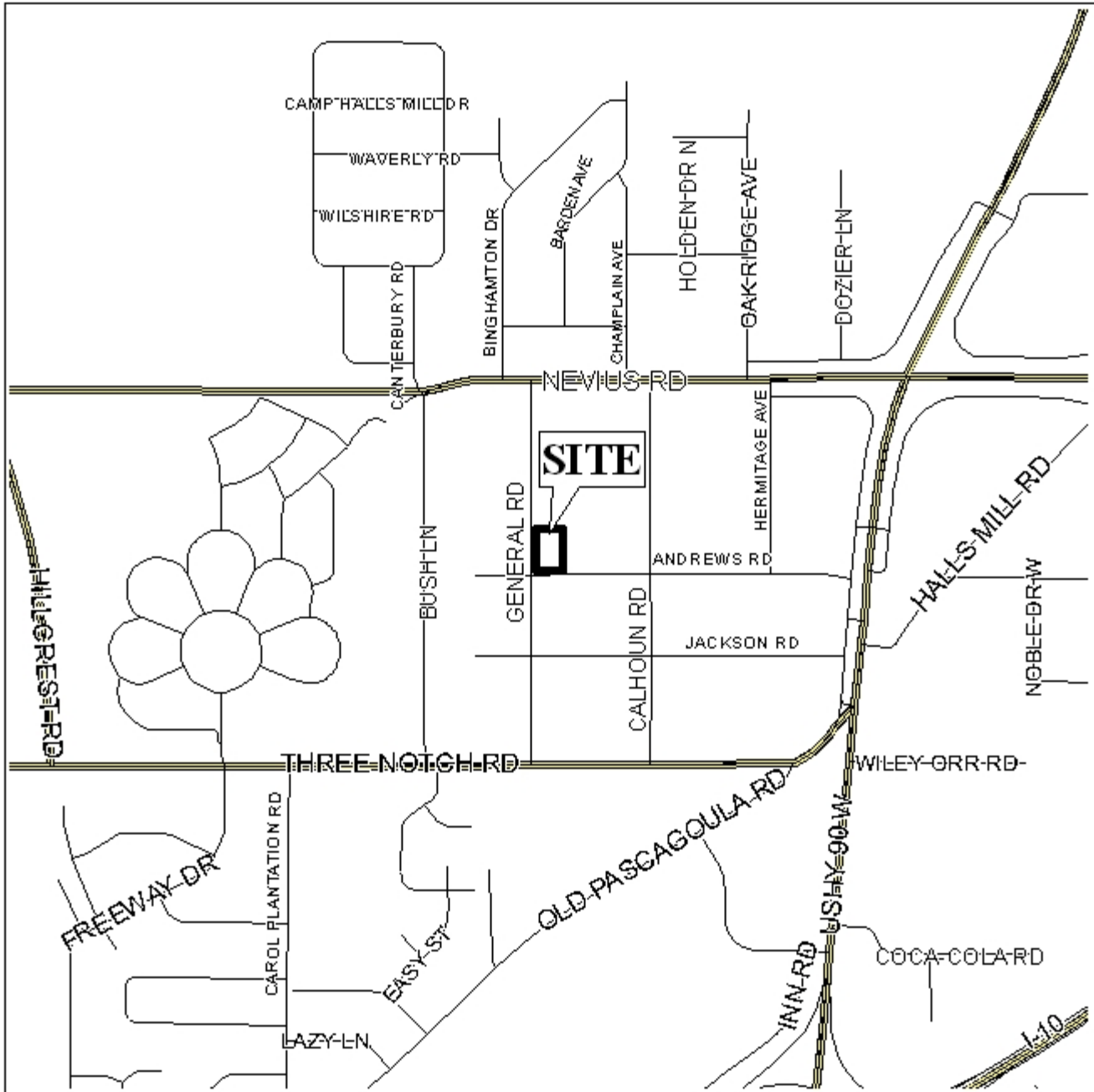
The application was heldover from the July 19th Commission meeting in order to give the applicant time to provide evidence of compliance with the area requirements for lots served by public water and individual septic tanks, or the provision of a letter from the Mobile County Health Department stating that the site complies with septic system requirements.

A revised plat was submitted by the applicant. The revised plat depicts the reduction of the 4-lot subdivision to 3 lots. With reducing the development to 3 lots, the proposed subdivision is in compliance with the minimum size requirements for developments with access to public water and septic sewer systems as required in Section V.D.2. of the Subdivision Regulations. However, Lot 3 is still illustrated as a flag lot. While the Commission has approved flag lot subdivisions in the past typically these subdivisions were in character with the surrounding area, this subdivision proposes one flag-shaped lot. As illustrated on the Vicinity Map there are no flag-shaped lots in the area; therefore, the subdivision would not be appropriate as proposed.

Based upon the preceding, it is recommended that the plat be denied subject to the following condition:

- 1) the development does not comply with Section V.D.3. of the Subdivision Regulations;
and*
- 2) the development does not comply with Section V.D.1. of the Subdivision Regulations.*

LOCATOR MAP



APPLICATION NUMBER 7 DATE August 16, 2007

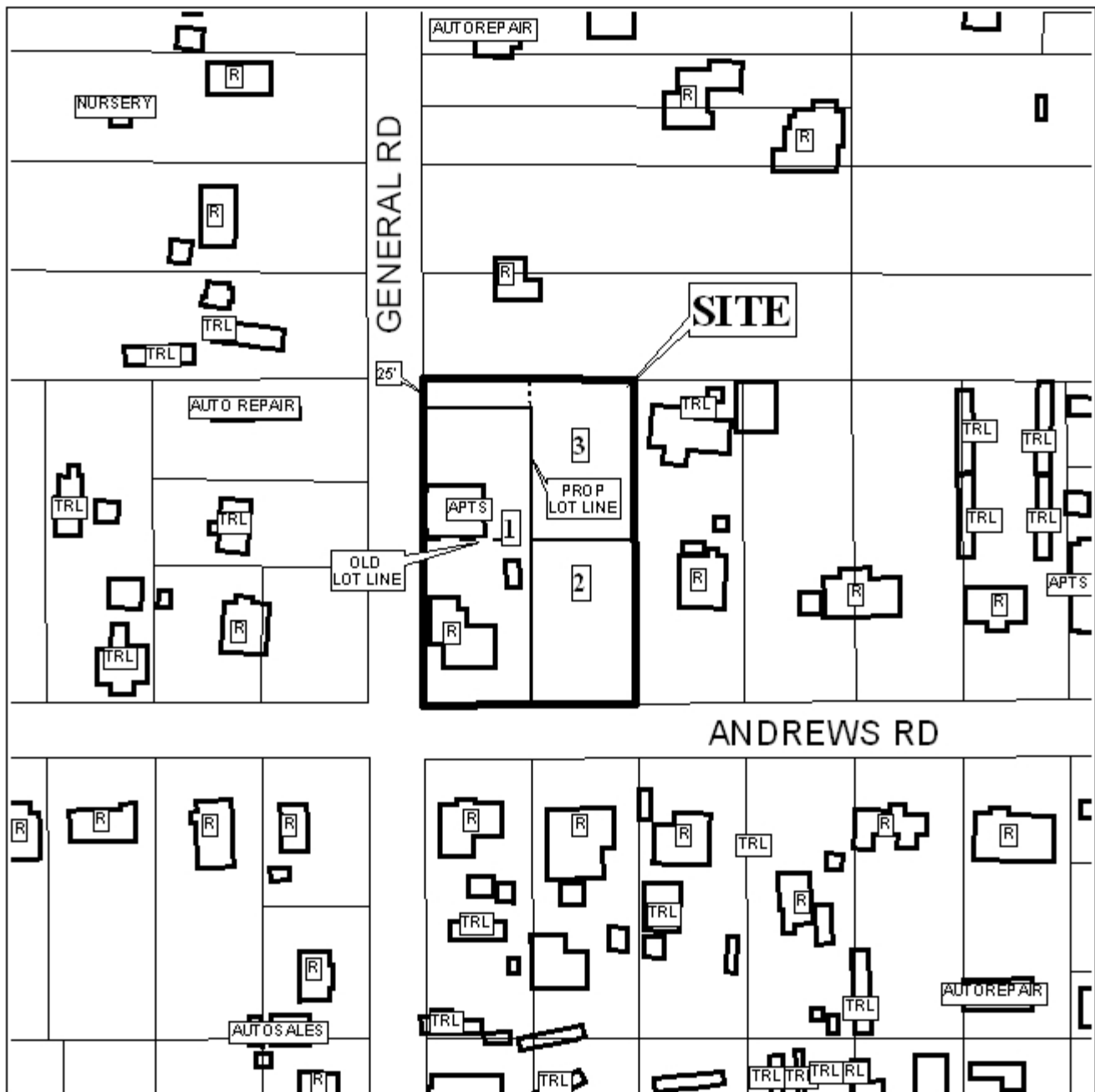
APPLICANT Bolivia Place Subdivision, Unit One

REQUEST Subdivision



NTS

BOLIVIA PLACE SUBDIVISION, UNIT ONE



APPLICATION NUMBER 7 DATE August 16, 2007

LEGEND

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