

DREAM PLACE SUBDIVISION

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

The plat illustrates the proposed 3-lot, 4.8± acre subdivision, which is located at the Northeast corner of Harvest Boulevard South and Harvest Boulevard East. The site is served by public water and private septic systems.

The purpose of the application is to create a three-lot subdivision from a metes and bounds parcel. The site fronts Harvest Boulevard North and Harvest Boulevard East, each with a 50-foot right-of-way.

The plat illustrates two smaller lots of 19,600 square feet, and a larger lot of approximately 3.3 acres. The larger lot (Lot 3) has approximately 118 feet of frontage along a portion of Harvest Boulevard East, and a separate 25-foot flag-shaped access at the northwest corner.

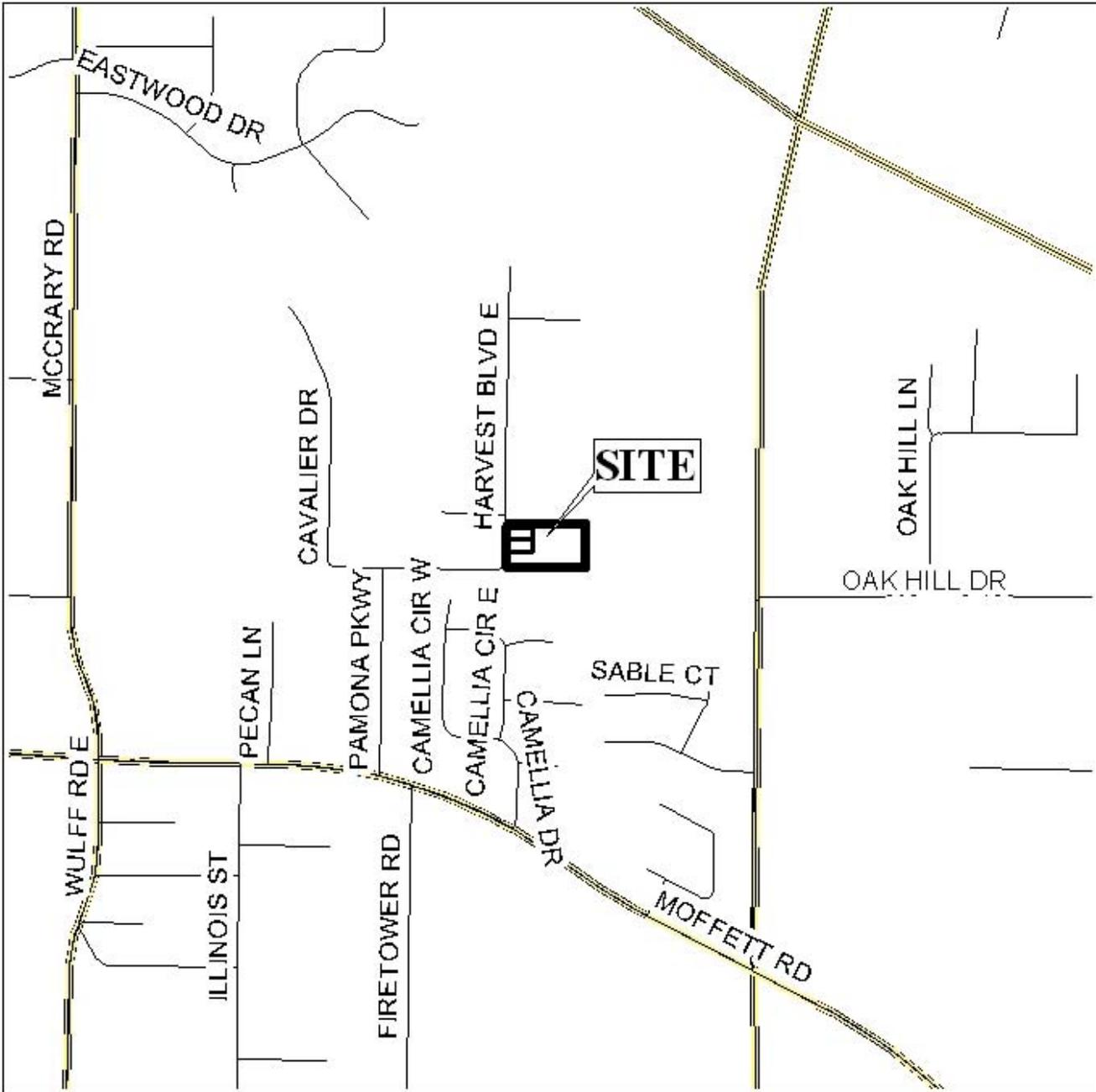
The plat illustrates a 25-foot unopened right-of-way for the continuation of Harvest Boulevard North eastward, which had been referred to in a deed; however, no such right-of-way could be found in County records. As the Subdivision Regulations do not allow the dedication of half streets (Section V.B.10), this strip of land should be included in the parcel. The applicant's engineer has agreed with this determination and will provide revised plats including the property.

The flag-shaped nature of Lot 3 is problematic, in that it suggests the possibility of future resubdivision of the lot in a manner that would not be consistent with Section V.D.1 of the Subdivision Regulations, which states: "*The size, width, depth, shape, and orientation of lots and the minimum building setbacks lines shall be appropriate to the location of the subdivision and the type of development and use contemplated.*" While there is a flag-shaped lot approximately 300 feet North of the site, this is not characteristic of the area, nor does it appear to be necessary for the present application.

The site is located in the County; thus any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the reconfiguration of the plat to eliminate the half-street and the flag-shaped appendage of Lot 3; and 2) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.

LOCATOR MAP



APPLICATION NUMBER 6 DATE February 16, 2006

APPLICANT Dream Place Subdivision

REQUEST Subdivision



