

LYDIA'S PLACE SUBDIVISION

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

The plat illustrates the proposed 1 lot, 2.7 \pm acres subdivision which is located at the Northwest corner of Begeman Road and Norton Road. The subdivision is served by wells and individual septic systems.

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

The site exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required.

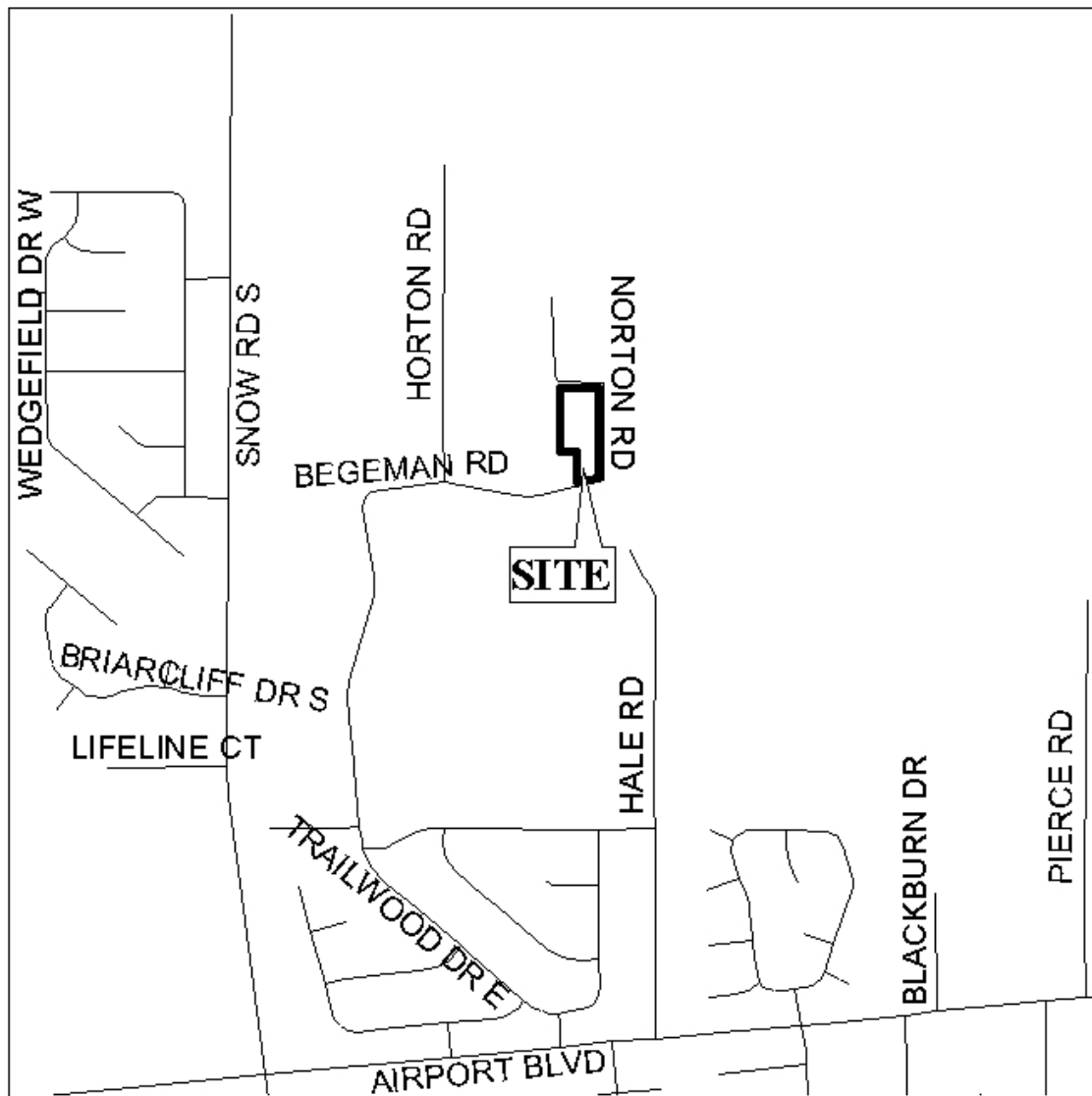
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

As illustrated on the Vicinity Map, it appears that a portion of the property was parceled off without receiving subdivision approval (southwest corner). Furthermore, the plat submitted illustrates that an existing driveway crosses from the excluded parcel onto this site. The surveyor was notified of this concern, and at the time of mail out, no additional information had been received.

Section I.E. of the Subdivision Regulations prohibits the issuance of building permits for any parcel of land created by subdivision unless a Final Plat has been approved and recorded. The approval of this application would essentially validate an illegal subdivision, and would not include the balance of the lot.

Based upon the preceding, this application is recommended for holdover to allow the applicant to include the balance of the property in the subdivision, with the additional notification information, or to submit documentation to establish the balance of the property as a legal lot of record prior to 1984. This information should be submitted by June 21st to be considered at the Commission's July 1st meeting.

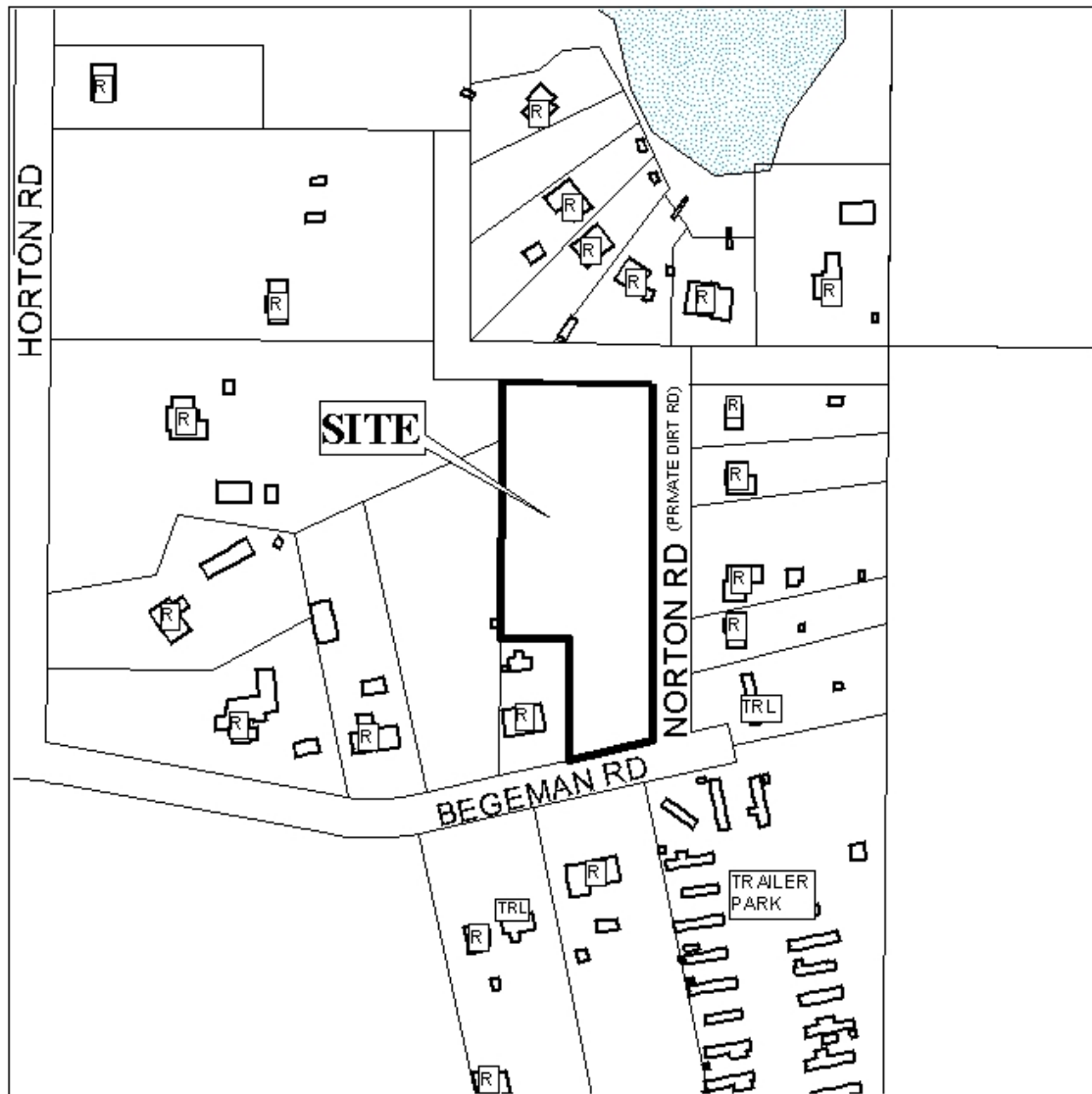
LOCATOR MAP



APPLICATION NUMBER 15 DATE June 17, 2004
APPLICANT Lydia's Place Subdivision
REQUEST Subdivision



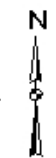
LYDIA'S PLACE SUBDIVISION



APPLICATION NUMBER 15 DATE June 17, 2004

LEGEND

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



NTS