

BETHEL PLACE SUBDIVISION

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

MAWSS Comments: MAWSS has **ONLY** water services available.

The plat illustrates the proposed 1.5± acre, one lot subdivision which is located on the west side of Snow Road North, 0.4 miles ± south of Whip Poor Will Drive – within the planning jurisdiction. The site is served by public water and sanitary facilities.

The purpose of this application is to create one legal lot of record from a portion of a metes and bounds parcel.

The proposed subdivision fronts Snow Road, which has 80 feet of right-of-way. Since Snow Road is a major street, the plat should be revised to provide a minimum of 50 feet from the center line of Snow Road.

The metes and bounds parcel in question is approximately 82 acres. When subdividing large tracts of land, parcels should be so arranged as to allow the opening of future streets and logical further streets and logical future subdivision. The proposed flag lot does not reflect what would be considered logical. Furthermore, Section V.D.3. of the Subdivision Regulations requires that the depth of a lot be no more than 3.5 times the width. The proposed flag lot does not meet this requirement, and it does not appear that there are other flag lots in the area. Typically, the planning commission does not approve flag lots when no others are present in the area.

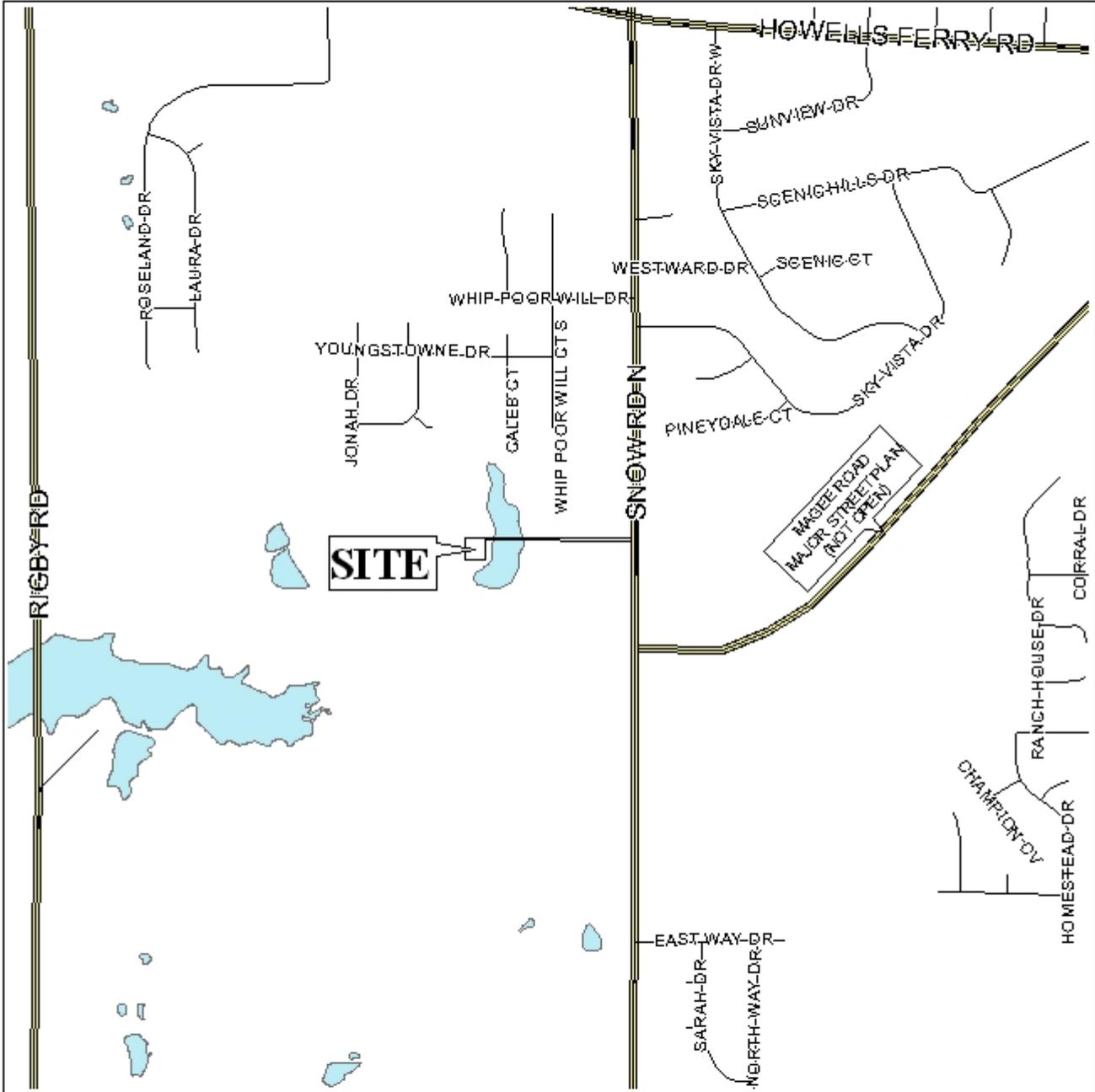
The parcel which contains the proposed lot also contains a lake, which takes up a substantial portion of the parcel. Aerial photography shows an existing driveway to the home, which begins at the northeast corner of the parcel and circles the lake. However, the land encompassing this existing driveway is not included in the subdivision. It is recommended that the plat be revised to include this in the subdivision.

Given the existence of the lake, wetlands may also be present on the site. The potential presence of wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities

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.

Based on the preceding, it is recommended that this application be denied.

LOCATOR MAP



APPLICATION NUMBER 15 DATE November 1, 2007

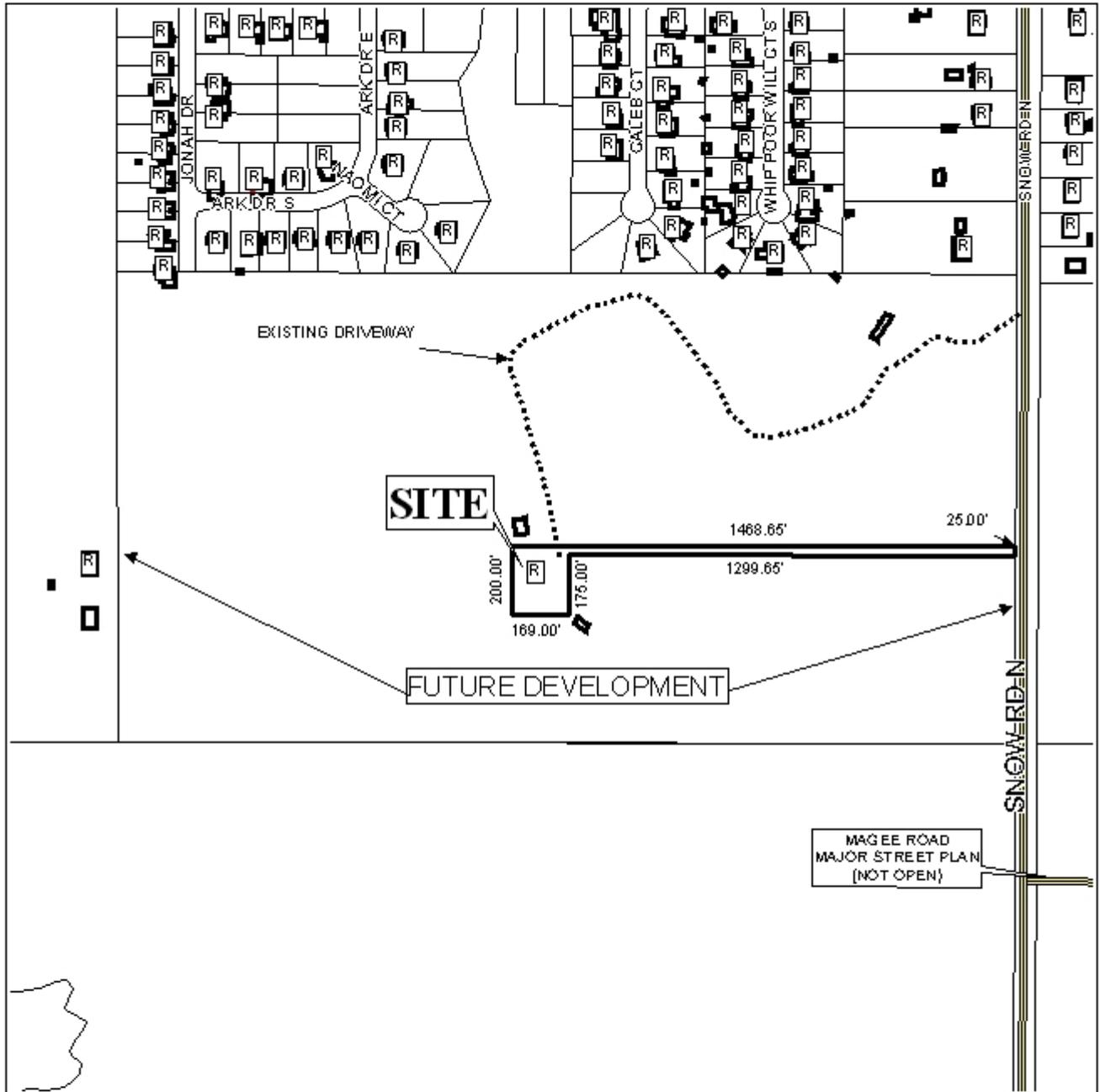
APPLICANT Bethel Place Subdivision

REQUEST Subdivision



NTS

BETHEL PLACE SUBDIVISION



APPLICATION NUMBER 15 DATE November 1, 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



NTS