

PECAN ACRES SUBDIVISION

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

The plat illustrates the proposed 3 lot, 14.87 ± acres subdivision which is located on the West side of Creel Road, at the West terminus of Smith Road 400' ± North of the West terminus of Moreland Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a 3-lot subdivision from a metes and bounds parcel.

The site fronts Creel Road, a planned major street, which has an existing right-of-way of 60-feet; the Major Street Plan requires a 100-foot right-of-way. Therefore, the provision of a 75-foot setback (which includes the required 25-foot minimum building setback) from the centerline of Creel Road, to provide for the right-of-way of the planned major street, would be required. Additionally, as a means of access management, the placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each to Creel Road, with the size, location and design to be approved by County Engineering.

As proposed, Lots 1, 2 and 3 would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

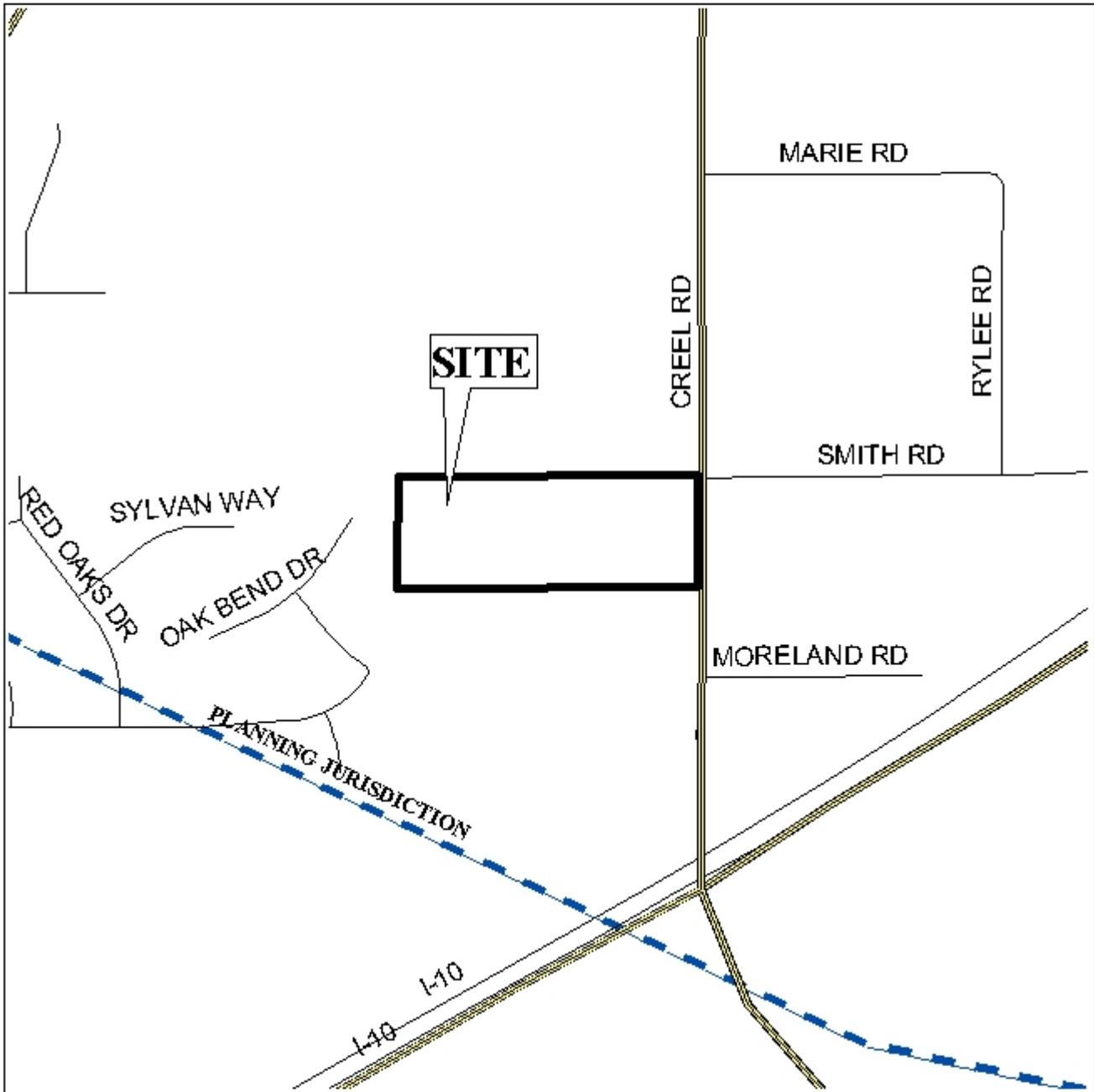
As indicated on the plat, the site is located in the 100-year floodplain and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would be required.

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.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

Based on the preceeding, this application is recommended for denial for the following reasons: 1) the proposed lots exceed the recommended width to depth ratio identified in Section V.D.3. of the Subdivision Regulations; and 2) the proposed lots are uncharacteristic of other legal lot of records in the area.

LOCATOR MAP



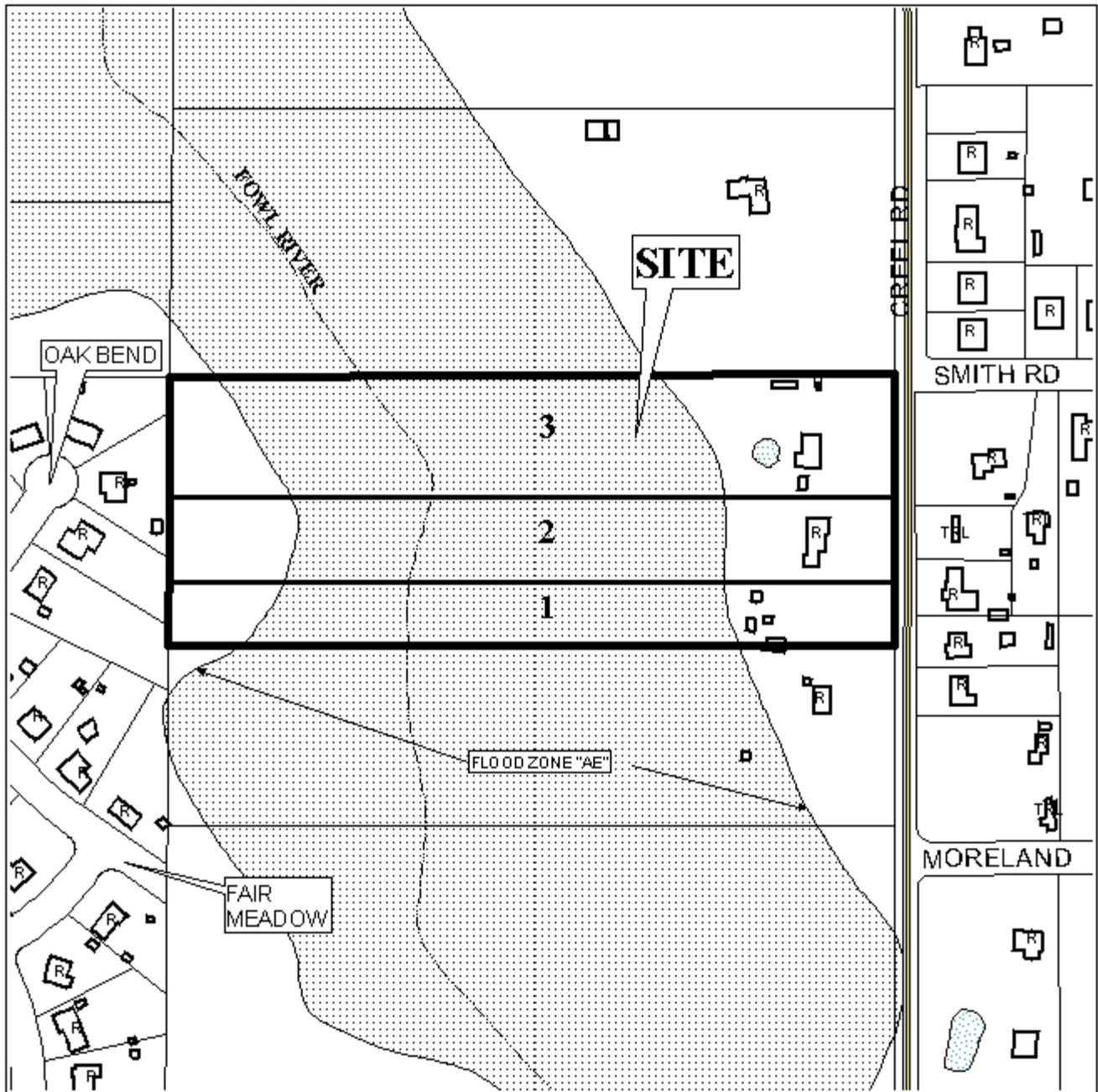
APPLICATION NUMBER 17 DATE September 15, 2005

APPLICANT Pecan Acres Subdivision

REQUEST Subdivision



PECAN ACRES SUBDIVISION



APPLICATION NUMBER 17 DATE September 15, 2005

LEGEND

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

N
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