

6238 CREEL ROAD SUBDIVISION

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

The plat illustrates the proposed two-lot, 30.8± acre subdivision, which is located on the West side of Creel Road, 510'± North of Old Pascagoula Road, extending to the East terminus of Mitchell Street. The purpose of the application is to create two lots of record from three metes and bounds parcels. The site is served by public water and private septic systems.

The purpose of the application is to create two lots of record from three metes and bounds parcels. The site fronts Creel Road and Mitchell Street, both of which have 60-foot rights-of-way. The Mitchell Street frontage consists of a 20-foot-wide strip that was conveyed to the present owner of proposed Lot 2 in 1986, in an unauthorized division of the northernmost parcel.

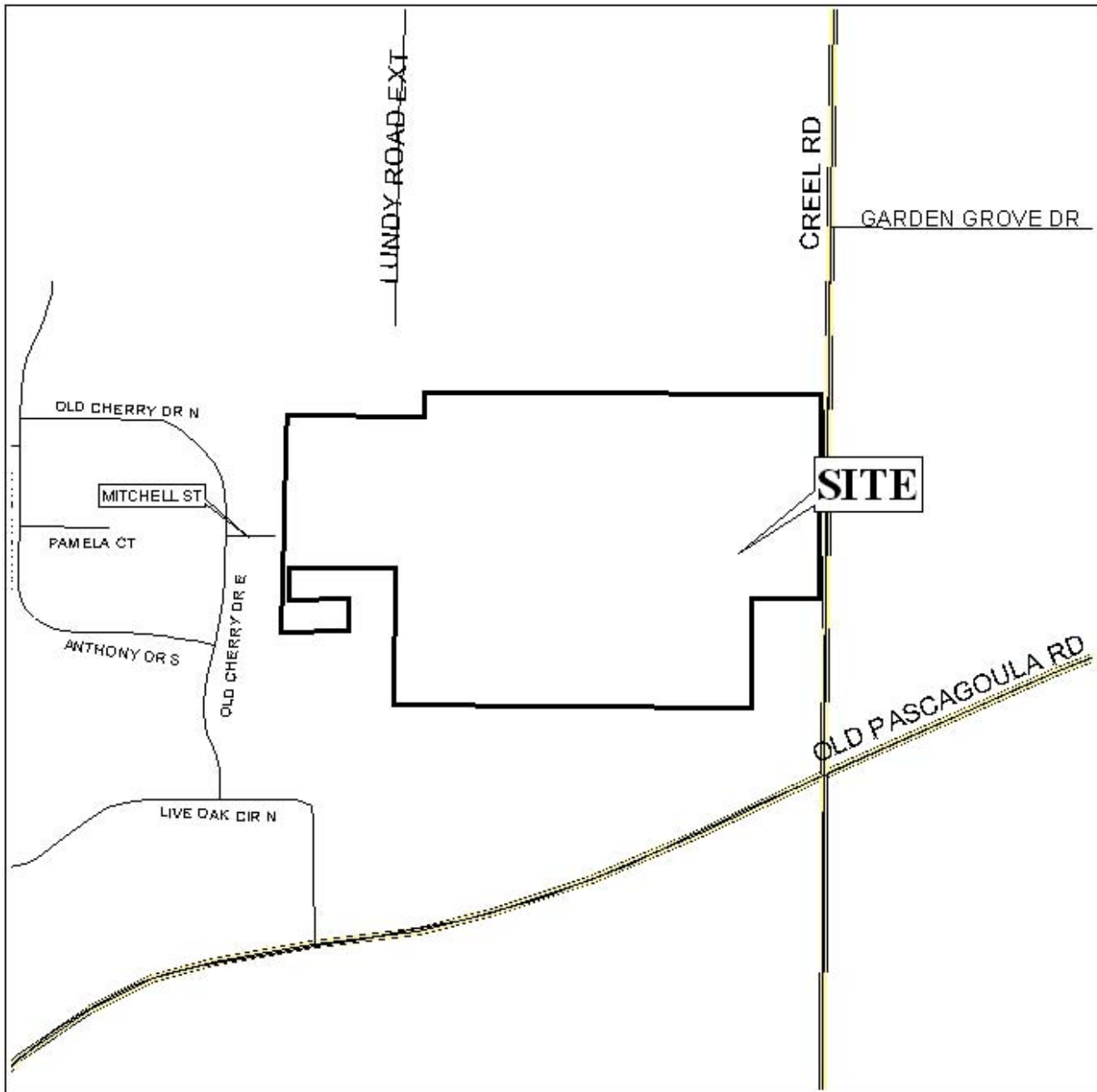
While the flag-shaped nature of Lot 2 is not a desirable configuration (Section V.D.1, size and shape of lots), allowing it would improve the existing situation. It should be noted that there are three landlocked parcels that use this appendage as their sole access to a public street; they were created in an apparent family subdivision prior to 1984, so are considered established parcels, though they lack the basic requirement of frontage on a public street. It will be their responsibility to work out an access agreement with the owner of the access strip.

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

It should be noted that both lots are already developed. 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.

With a waiver of Section V.D.1 (size and shape of lots), the plat will meet the minimum requirements of the Subdivision Regulations, and is recommended for Tentative Approval, subject to the following conditions: 1) the placement of the 25-foot setback lines on the final plat (for Lot 2, placed where the lot is at least 60 feet wide); 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 12 DATE April 6, 2006

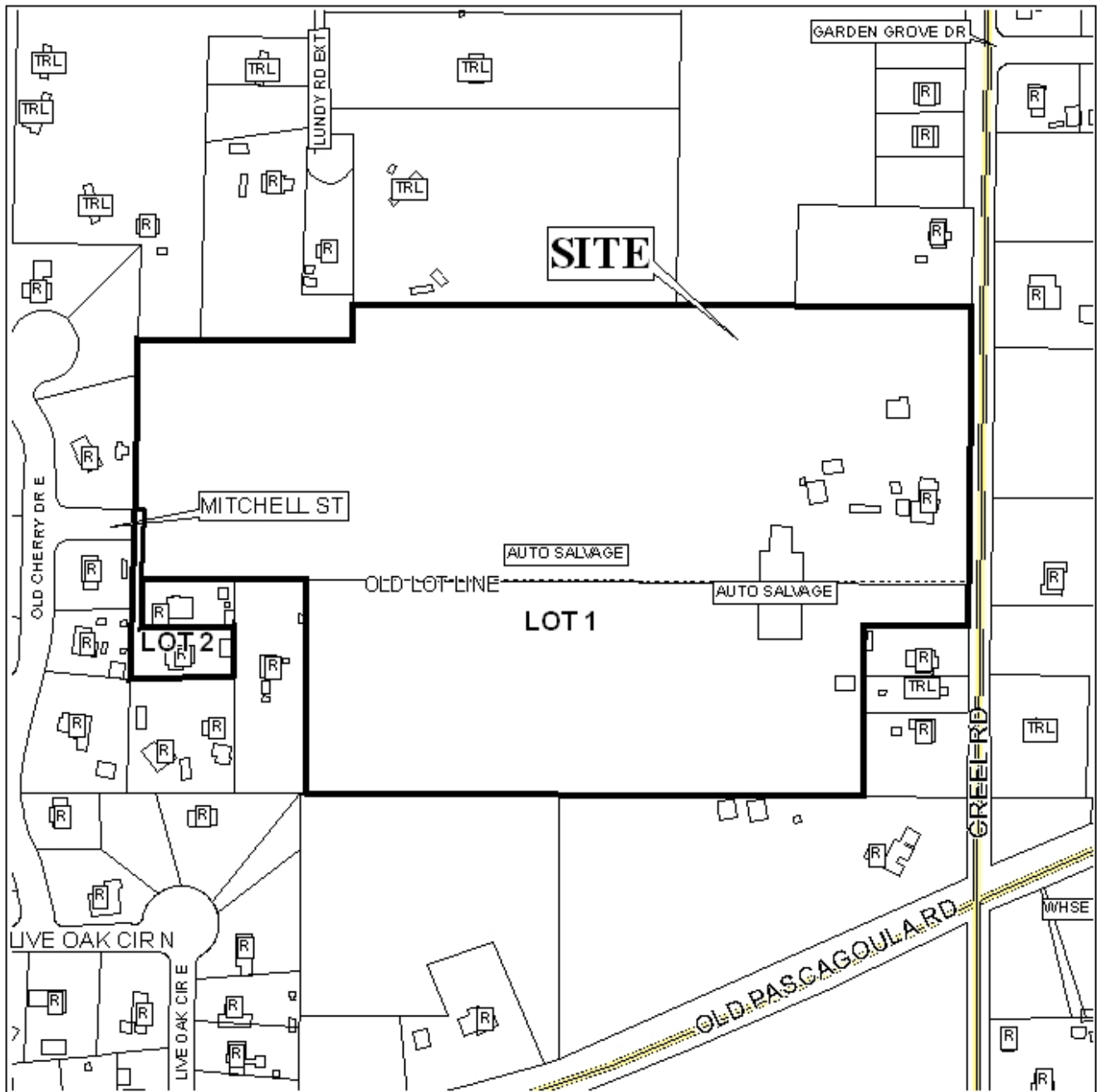
APPLICANT 6238 Creel Road Subdivision

REQUEST Subdivision



NTS

6238 CREEL ROAD SUBDIVISION



APPLICATION NUMBER 12 DATE April 6, 2006

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



NTS