

MYRTLE ACRES SUBDIVISION

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

The plat illustrates the proposed 2.3± acre, 2-lot subdivision, which is located on the North side of Summit Road, 660'± West of Baird Coxwell Road. The site is served by public water and private septic systems.

The purpose of the application is to create a two-lot subdivision from a lot of record. The site fronts Summit Road, a County-maintained dirt road with a 50-foot right-of-way. For this reason, a note should be placed on the final plat stating that there will be no further subdivision of the site until Summit Road is improved to County Engineering standards.

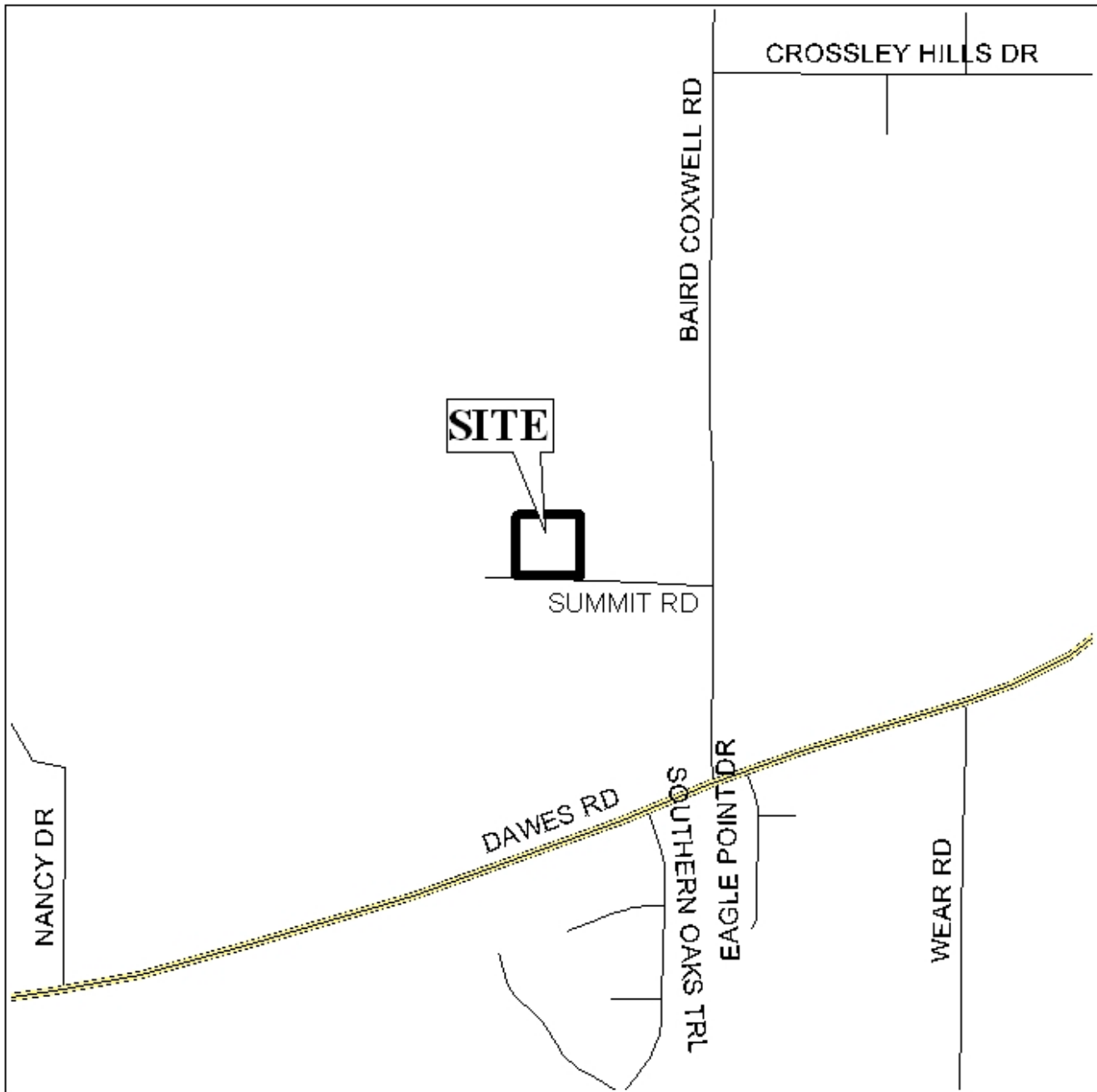
The site adjoins two landlocked parcels to the North that are combined with the subject parcels (in North-South pairs) in tax records; these parcels should be brought into the subdivision. While the resulting lots would exceed the maximum depth-to-width ratio of the Subdivision Regulations, this would resolve the current issue of the landlocked parcels. While the site would then adjoin more landlocked parcels, those are under separate ownership, and no roads are proposed, so their inclusion in the subdivision would not be required.

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 required 25-foot building setback lines will also be required on the final plat.

Based on the preceding, this application is recommended for holdover to the April 6th meeting, to allow the applicant to include the two landlocked parcels to the North. Revised drawings, additional mailing labels, and additional mailing fees should be received in Urban Development by March 13th to be considered.

LOCATOR MAP



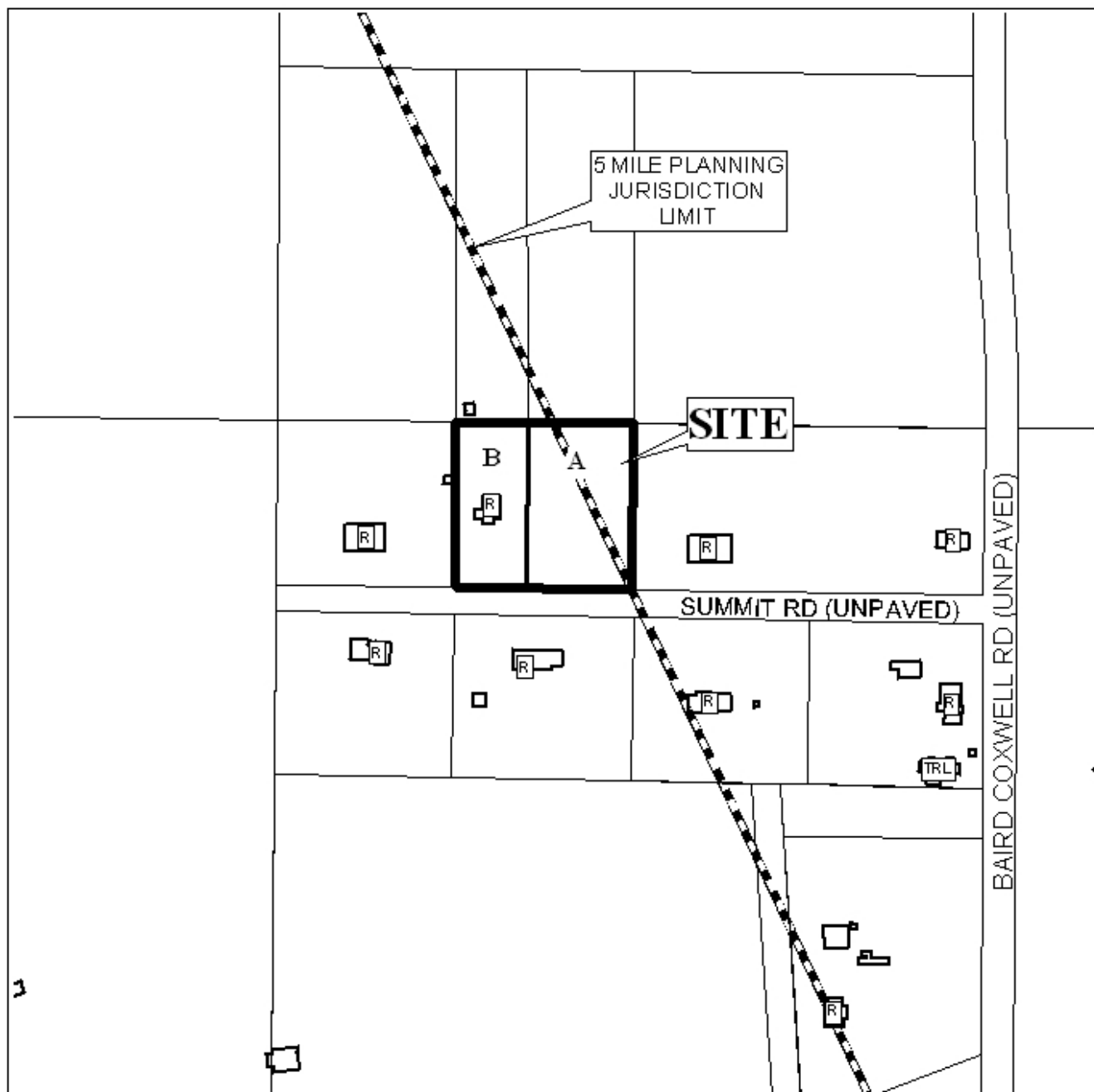
APPLICATION NUMBER 14 DATE March 2, 2006

APPLICANT Myrtle Acres Subdivision

REQUEST Subdivision



MYRTLE ACRES SUBDIVISION



APPLICATION NUMBER 14 DATE March 2, 2006

LEGEND

