

WILLARD SUBDIVISION

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

The plat illustrates the proposed 1 lot, 15,000 \pm square foot subdivision which is located on the north side of Creel Road, 100 feet \pm south of Schillinger Road. The subdivision is served by public water and a private on-lot septic system.

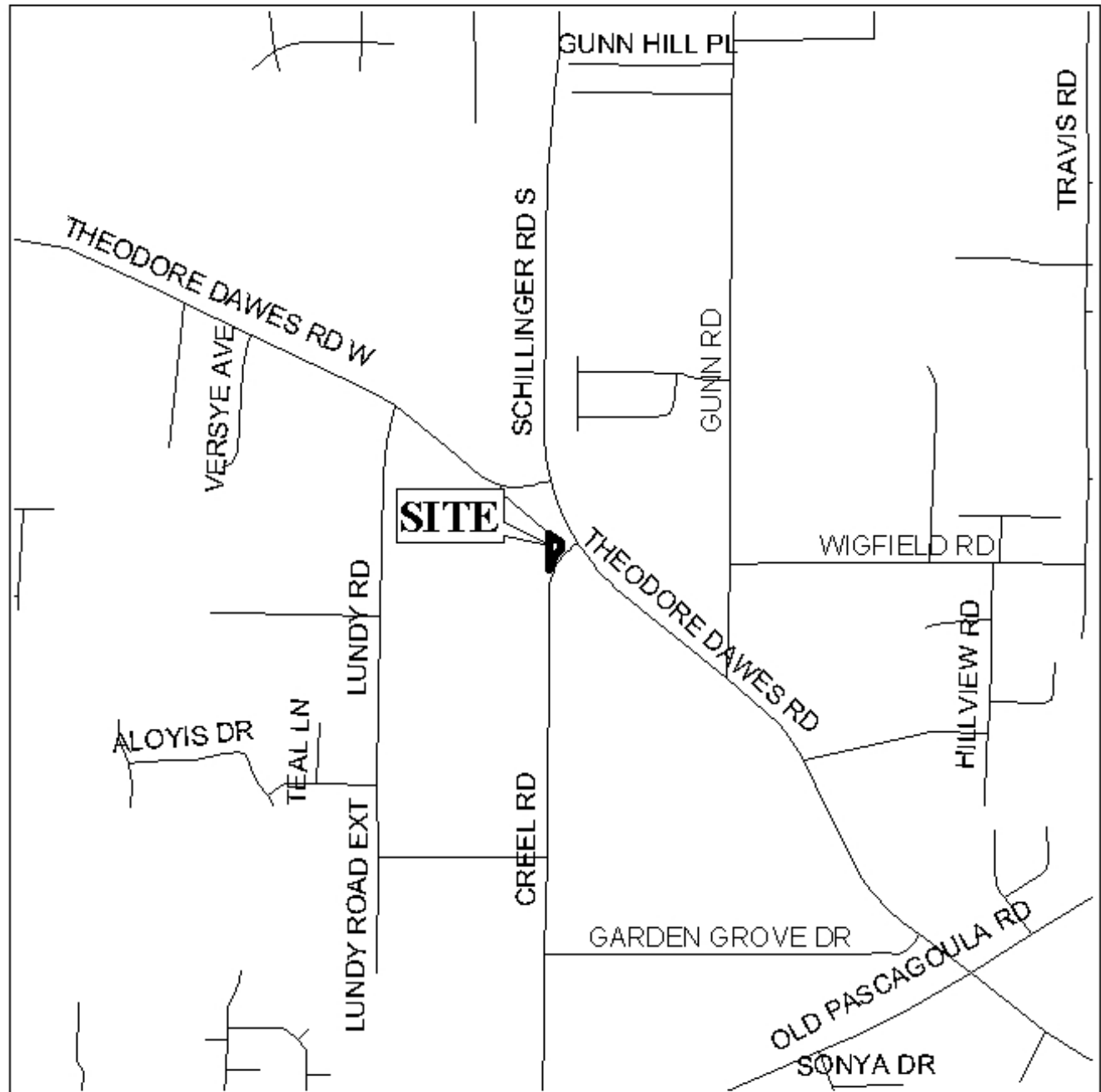
The purpose of this application is to resubdivide one lot and vacated right-of-way into one lot.

The site fronts on Creel Road, a planned major street. According to the Major Street Plan, this major street should have a minimum right-of-way width of 100 feet, or 50 feet in each direction as measured from the centerline of the roadway. Creel Road currently has an 80-foot wide right-of-way, thus the dedication of 10 feet of right-of-way should be required.

Dedication of additional right-of-way will result in the lot size falling below the required minimum lot size of 15,000 square feet for properties with water service but lacking sanitary sewage service, as outlined in Section V.D.3. of the Subdivision Regulations. The size of the lot will be decreased to approximately 13,470 square feet through the dedication of an additional 10 feet of right-of-way along Creel Road.

The plat is recommended for denial for the following reasons: 1) the need for an additional 10 feet of right-of-way dedication along Creel Road, in accordance with the Major Street Plan; and 2) the resulting non-conformance (after right-of-way dedication) with the minimum lot-size requirements for properties with water service, but lacking sanitary sewage service as outlined in Section V.D.3. of the Subdivision Regulations.

LOCATOR MAP

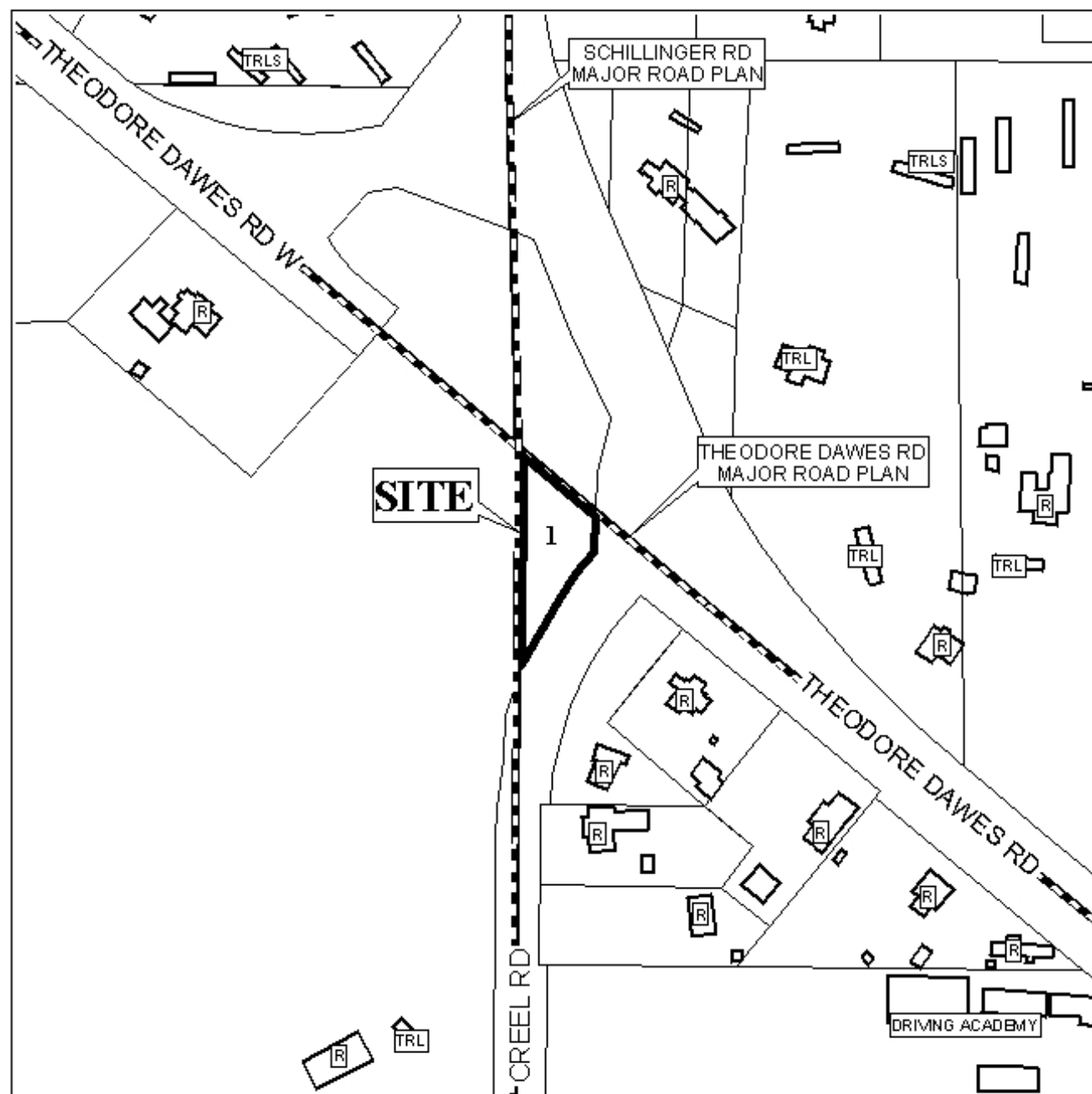


APPLICATION NUMBER 15 DATE February 3, 2005
APPLICANT Willard Subdivision
REQUEST Subdivision



NTS

WILLARD SUBDIVISION



APPLICATION NUMBER 15 DATE February 3, 2005

LEGEND

