

CREIGHTON ESTATES SUBDIVISION

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

The plat illustrates the proposed 4 lot, 1.2 \pm acres subdivision which is located on the West side of Elmo Avenue, 120' \pm North of its South terminus. The subdivision is served by public water and sanitary sewer.

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

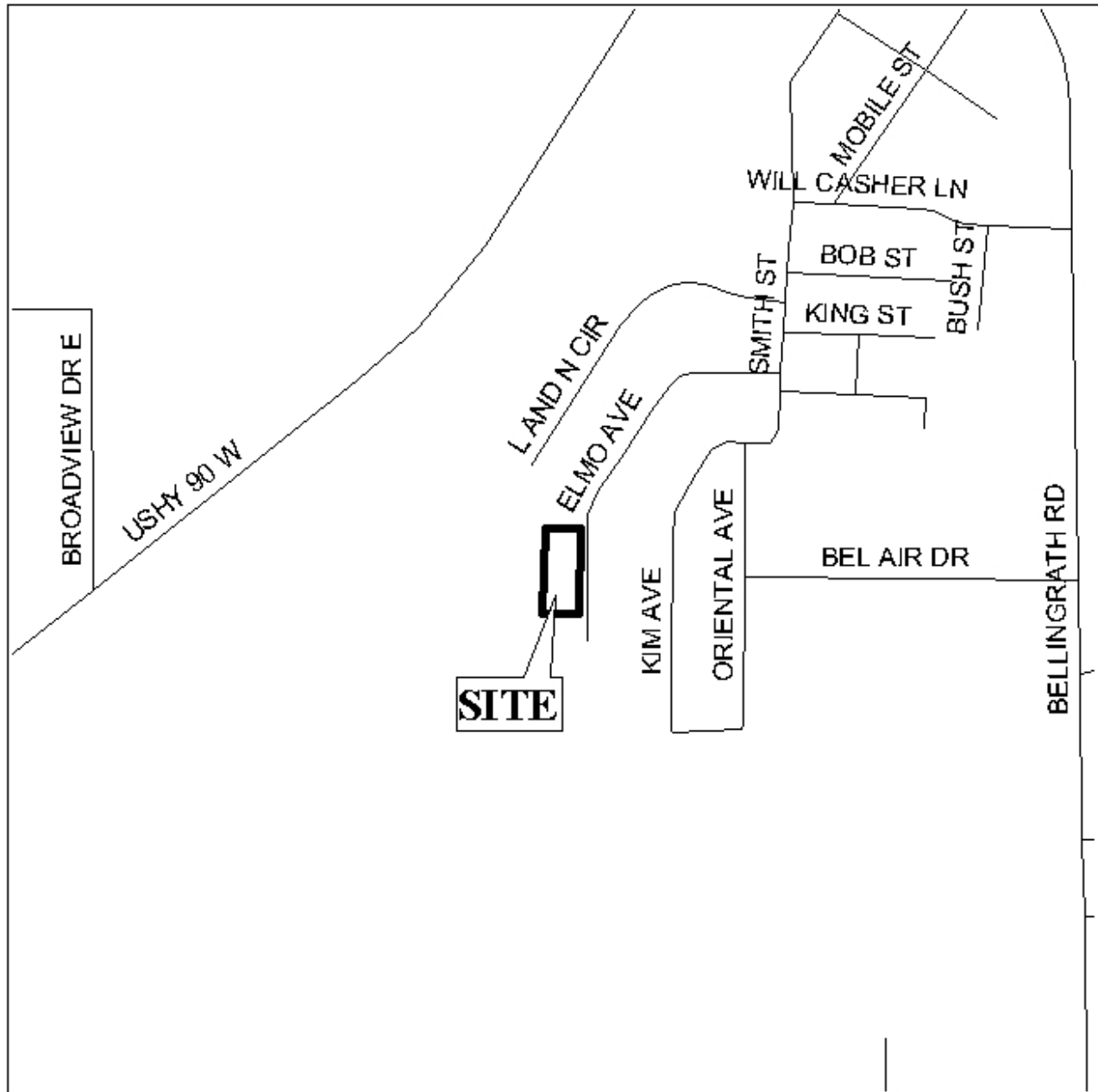
The required 25-foot minimum building setback lines are not shown.

The site is accessed by Elmo Avenue, which is a gravel road. The current application would create four additional lots on a substandard (gravel) road, and it is the practice of the Planning Commission to deny applications that would increase the number of lots on a substandard roadway.

This site is located in the County, therefore zoning regulations do not apply.

Based on the preceeding, this application is recommended for denial for the following reason: 1) the plat would increase the number of lots that access a substandard (gravel) road.

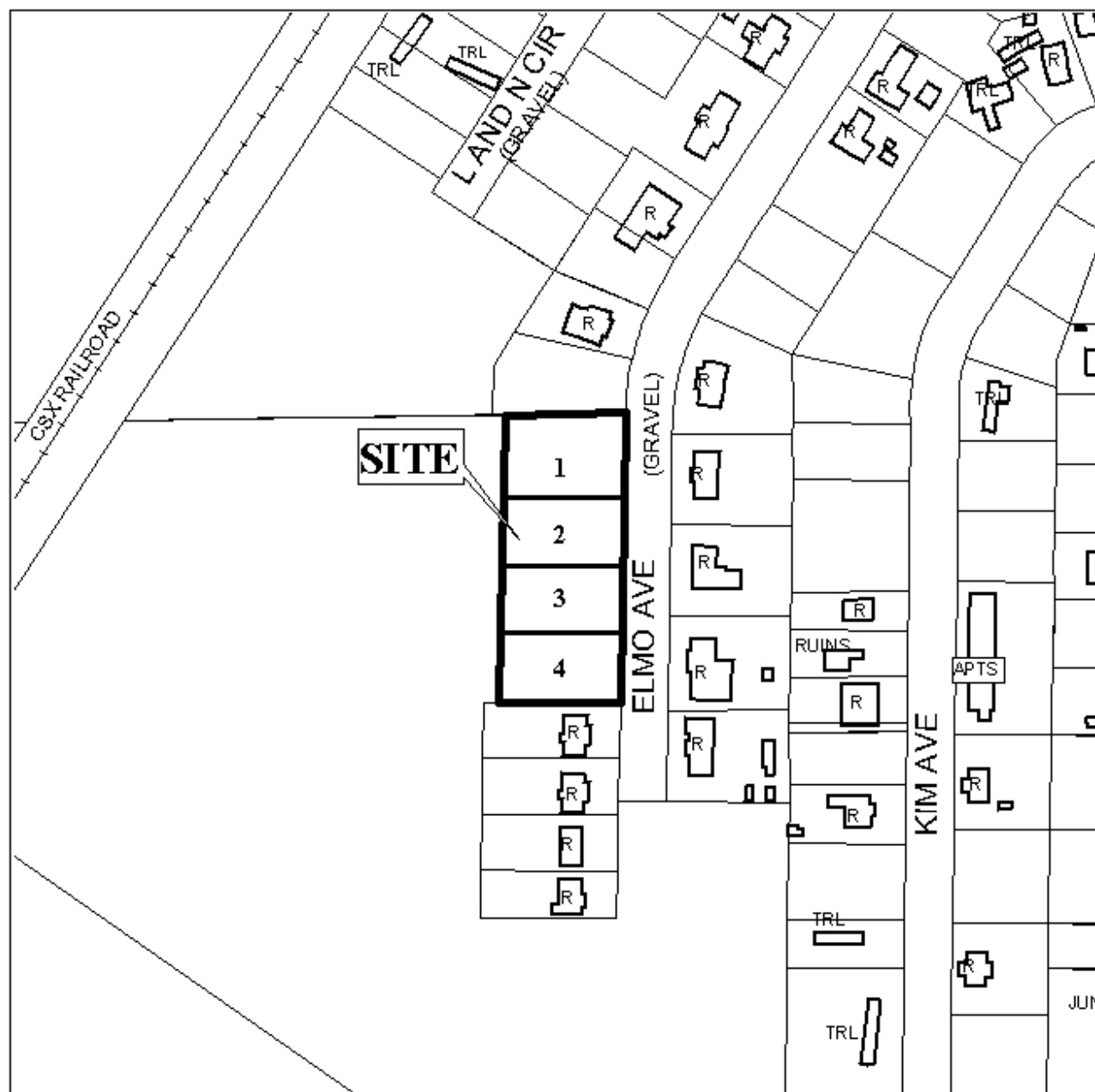
LOCATOR MAP



APPLICATION NUMBER 20 DATE August 5, 2004
APPLICANT Creighton Estates Subdivision
REQUEST Subdivision



CREIGHTON ESTATES SUBDIVISION



APPLICATION NUMBER 20 DATE August 5, 2004

LEGEND



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