

## **D'IBERVILLE WOODS SUBDIVISION**

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

The plat illustrates the proposed 6 lot, 4.3  $\pm$  acres subdivision which is located on the West side of D'Iberville Drive North, 2/10 mile  $\pm$  South of D'Iberville Drive West. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create an eight-lot subdivision from two lots and a metes and bounds parcel.

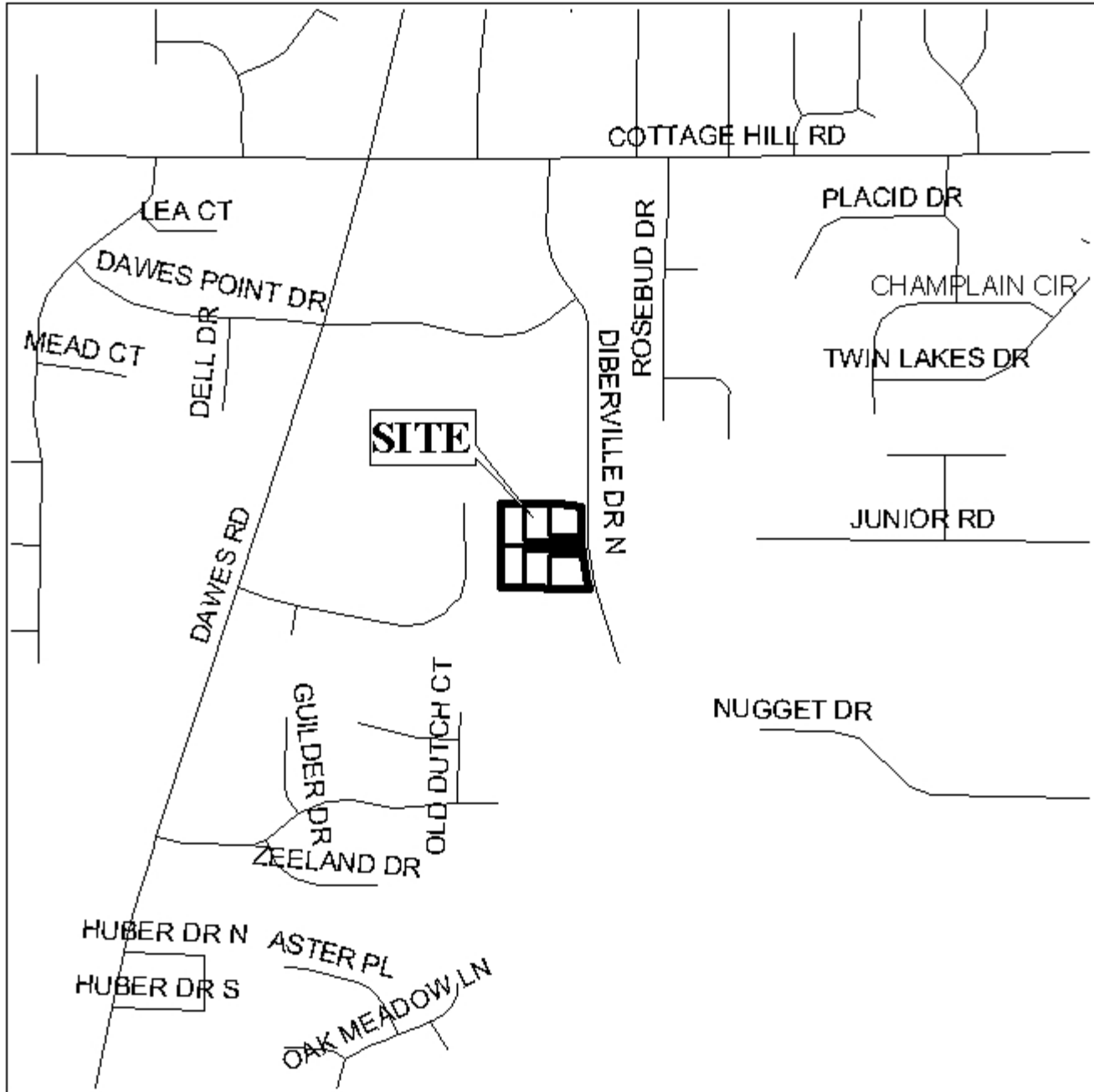
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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

The plat illustrates an existing right-of-way of 55-feet, which indicates that a new street was to serve the western portion of the property. As proposed, Lots 2-5 have only 25-feet of frontage on a public road. This would require a waiver of Section V.D.3. (width to depth ratio) of the Subdivision Regulations; however, flag-shaped lots are not compatible with the surrounding area; therefore, Section V.D.3. should not be waived.

Based on the preceding, this application is recommended for denial for the following reason: 1) the site does not comply with Section V.D.3. (width to depth ratio).

## LOCATOR MAP



APPLICATION NUMBER 13 DATE July 15, 2004

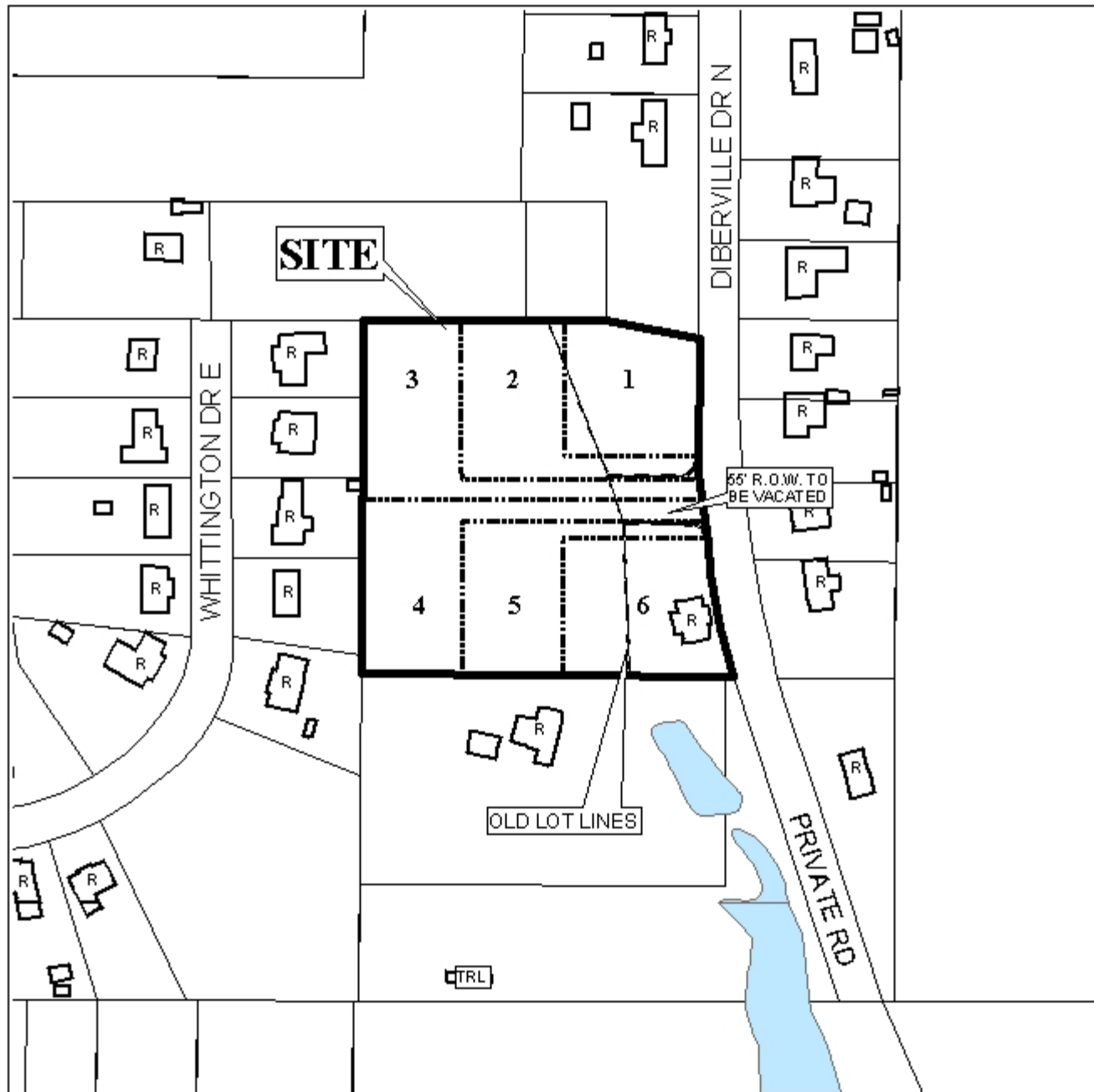
APPLICANT D'Iberville Woods Subdivision

REQUEST Subdivision



NTS

# D'IBERVILLE WOODS SUBDIVISION



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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