

NEVIUS ROAD SUBDIVISION

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

The plat illustrates the proposed 2 lot, 2.9 ± acre subdivision which is located on the north side of Nevius Road, 140 feet + east of Canterbury Road, extending to the east side of Canterbury Road, 450 feet + north of Nevius Road. The subdivision is served by both public water and individual septic systems

The purpose of this application is to resubdivide five parcels into 2 lots. The proposed subdivision will also correct a “land-locked” condition for three existing parcels that do not have access to a public street. The proposed lot 1 will have a frontage of approximately 50 feet on Canterbury Road, while lot 2 will have a frontage of approximately 200 feet on Nevius Road.

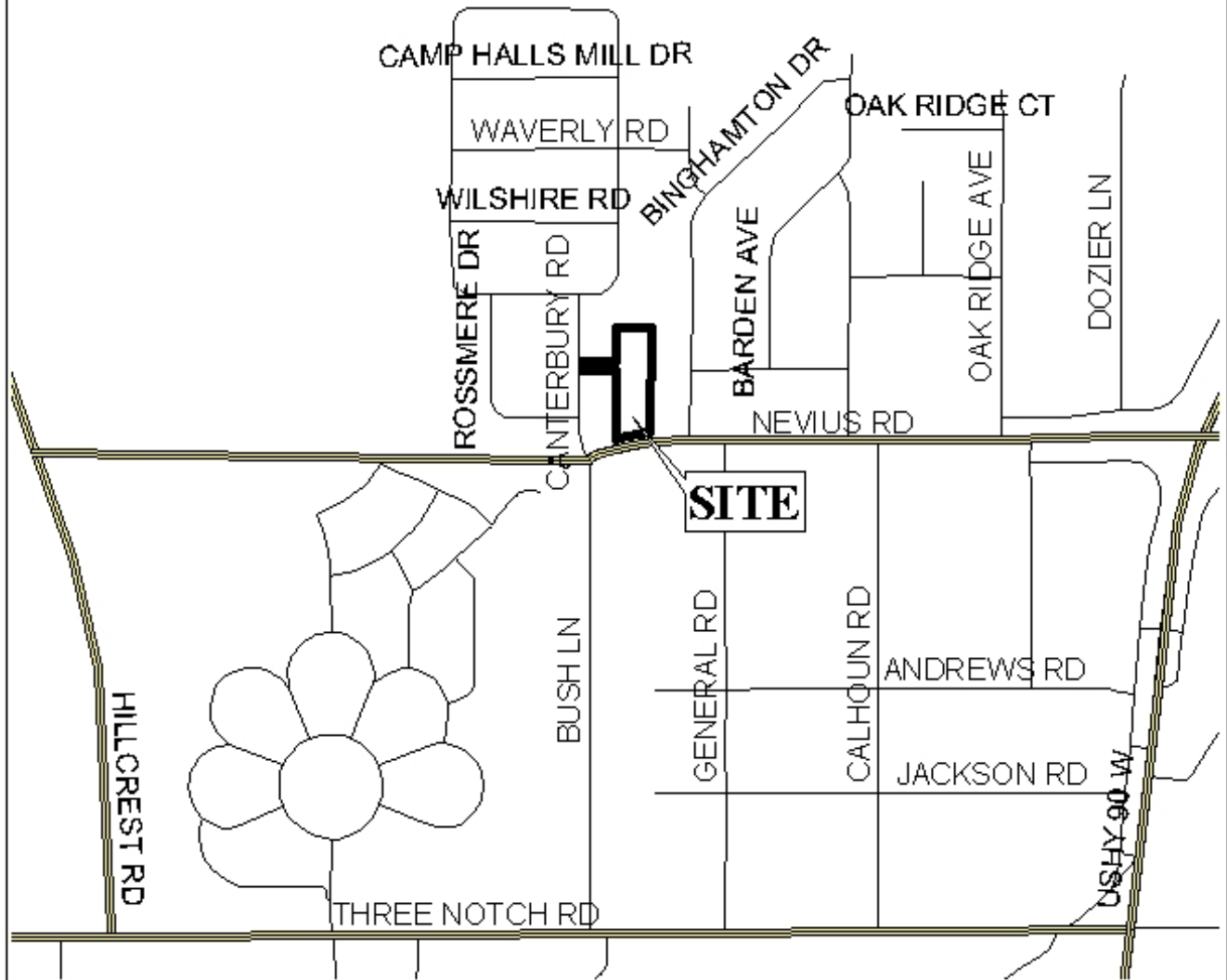
The proposed lot 1’s depth to width ratio is approximately 7.6 (depth is 7.6 times the width), which is greater than the 3.5 recommended in Section V.D.3. of the Subdivision Regulations. Lot 1’s high depth to width ratio is due to the flag-shape of the proposed lot. Other lots in the area do not reflect similar width to depth ratios. Furthermore, the flag-shape of proposed lot 1 is not characteristic of other parcels or lots in the area, and thus is not in conformance with Section V.D.1. However, due to the fact that the proposed lot 1 is almost entirely surrounded by lots and parcels that face public streets, the creation of a non flag-shaped lot would be very difficult unless the proposed lots 1 and 2 are combined into one lot. Additionally, the proposed subdivision will correct an existing land-locked situation. Thus a waiver of Sections V.D.1. and V.D.3. could be considered appropriate.

The 25-foot minimum building setback line is not shown, but would be required on the Final Plat.

This site is located in Mobile 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.

With a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the plat is recommended for Tentative Approval, subject to the following conditions: 1) the placement of a note 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; and 2) depiction on the final plat of the 25-foot minimum building setback line.

LOCATOR MAP



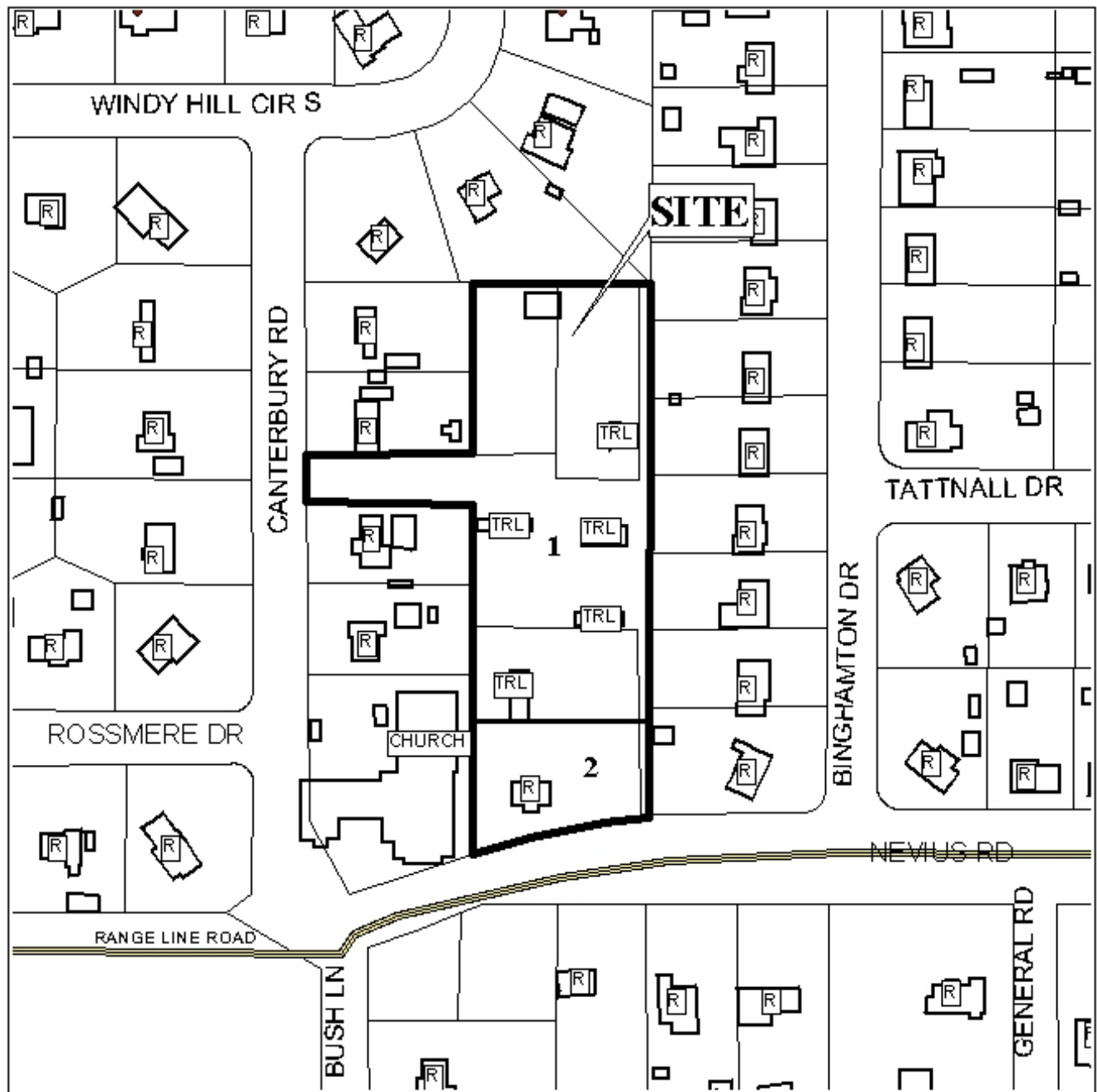
APPLICATION NUMBER 24 DATE April 7, 2005

APPLICANT Nevius Road Subdivision

REQUEST Subdivision



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LEGEND

