

THE FARM SUBDIVISION

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

The plat illustrates the proposed 1 lot, 1.3 \pm acre subdivision which is located at the North terminus of an unnamed, unopened street stub, 540' + East of the North terminus of Knobbly Drive, extending to the West terminus of Westlake Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a 1-lot subdivision from a portion of a 16 acre \pm parcel. The preliminary plat indicates that the proposed lot is contained within a 48 acre \pm three parcel area labeled as "future development," which is all under common ownership.

The proposed lot portion of the site fronts onto the proposed Eliza Jordan Road major street. As elaborated in the Major Street Plan component of the Comprehensive Plan, this proposed North-South major street should have a right-of-way of 100 feet. The proposed subdivision will dedicate half of the proposed width for the segment adjacent to the proposed lot. Since the "future development" area from which the lot will be subdivided will be bisected by the proposed major street, and which is all under the same ownership, it is possible for the application to include dedication of the entire width of right-of-way adjacent to the proposed lot. Therefore, the application should be revised to dedicate a 100-foot wide right-of-way adjacent to the proposed lot.

It should also be noted that the Eastern parcel that is set aside for "future development" abuts West Lake Road, part of the proposed Girby Road – Girby Road Extension major street. The existing right-of-way at this location is 70 feet wide, however as a proposed major street, the right-of-way should be a 100 feet wide. Therefore, dedication of sufficient right-of-way to provide 50 feet as measured from the centerline of West Lake Road should be required for any future subdivision of the parcel in question.

The proposed Eliza Jordan Road major street is not yet constructed, thus the proposed lot will not abut a dedicated and maintained public street, as required by Section V.D.4. of the Subdivision Regulations. Mobile County maintains West Lake Road, but not any portion of the proposed major street existing or proposed right-of-way. The applicant, therefore, must construct a street extending from West Lake Road North to the Northern edge of the proposed lot, constructed to the minimum standards contained within the Subdivision Regulations, before a building permit can be issued by Mobile County. A temporary turn-around must also be constructed due to the length of the street segment.

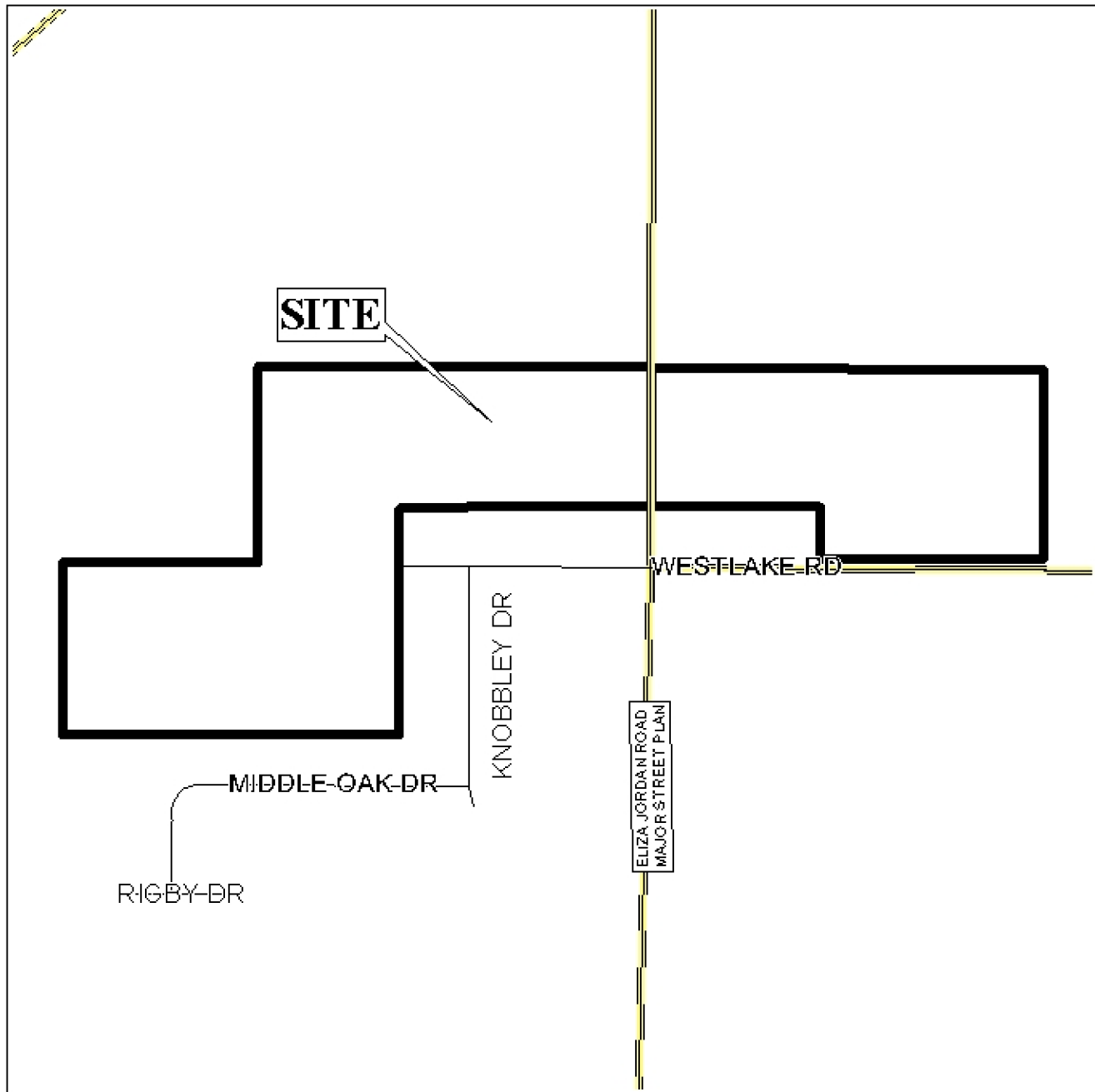
As Eliza Jordan Road is a proposed major street, access management is a concern. A note should be placed on the final plat, if approved, stating that the proposed lot is limited to one curb-cut onto the proposed street, with the size, design and location to be approved by the Mobile County Engineering Department.

This site is located in Mobile County, thus a note should be placed on the Final Plat, if approved, 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.

Finally, there appear to be errors in the written legal description, and how the legal description is depicted by the lengths and bearings on the plat. The errors should be corrected. The legal description also fails to include the overall "future development" area. The preliminary plat lacks a vicinity map, which will be required on the final plat, if approved.

Based upon the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of the right-of-way required for the proposed major street along the entire length of the proposed lot; 2) construction of a street complying with the minimum standards contained within the Subdivision Regulations for the entire length of the right-of-way, and the provision of a temporary turn-around at the end of the required street; 3) placement of a note on the final plat stating that the lot is limited to one curb-cut, with the size, design and location to be approved by the Mobile County Engineering Department; 4) placement of a note on the 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; 5) depiction of the future right-of-way edge for the proposed Girby Road – Girby Road Extension major street on the plat (measured 50 feet from the centerline of West Lake Road), and placement of a note stating that dedication of the right-of-way will be required when the parcel is subdivided; and 6) correction of the legal description, inclusion of the overall "future development" area in the legal description, and placement of a vicinity map on the plat.

LOCATOR MAP

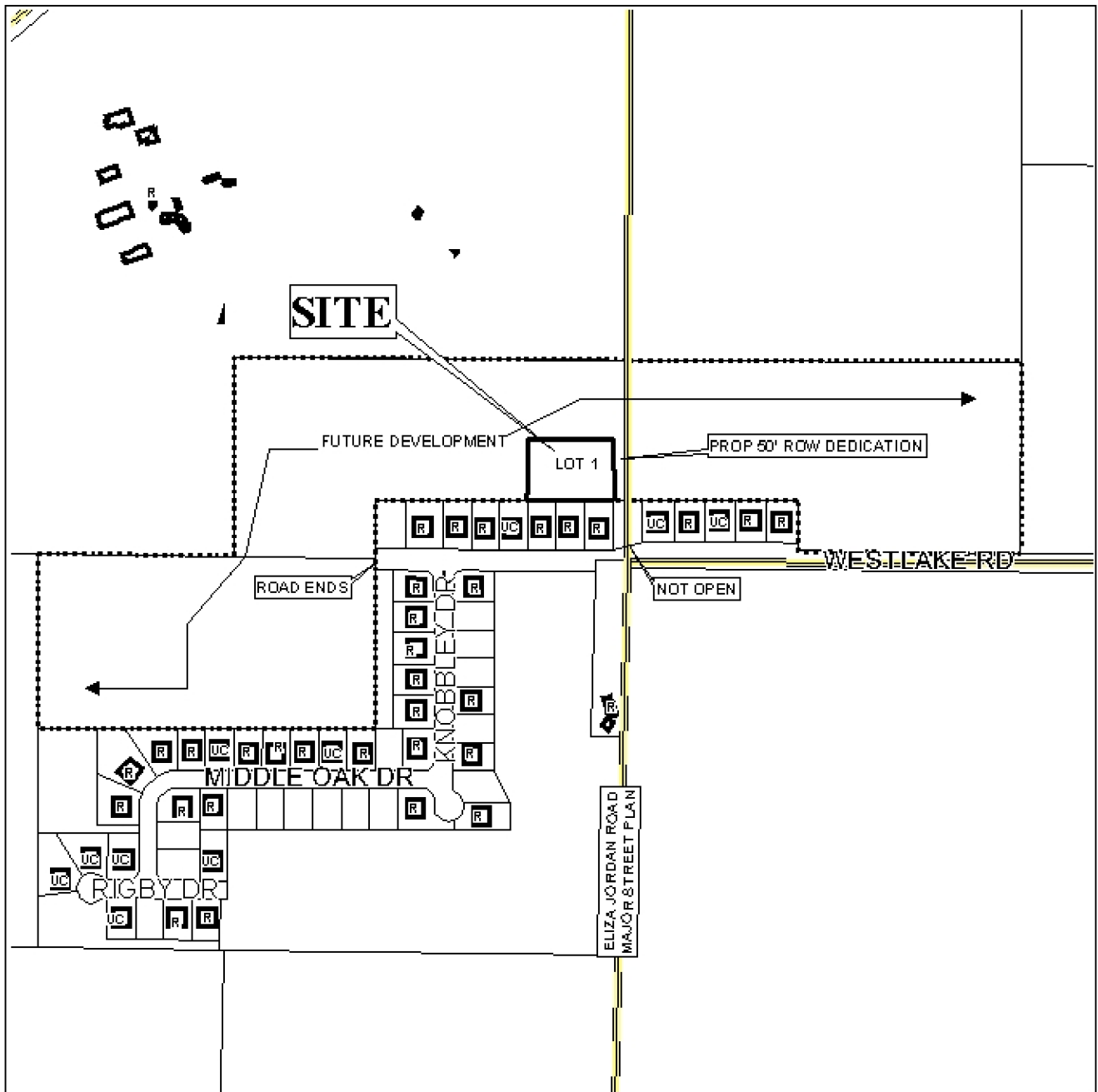


APPLICATION NUMBER 5 DATE August 17, 2006
APPLICANT The Farm Subdivision
REQUEST Subdivision



NTS

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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

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