

WRIGHTER FARM SUBDIVISION

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

The plat illustrates the proposed 45± acre, 2 lot subdivision which is located on the South side of Havens Road, 8/10 mile± Southwest of Howells Ferry Road. The site is served by individual wells and septic systems.

The purpose of the application is to subdivide an existing metes and bounds parcel into 2 legal lots of record.

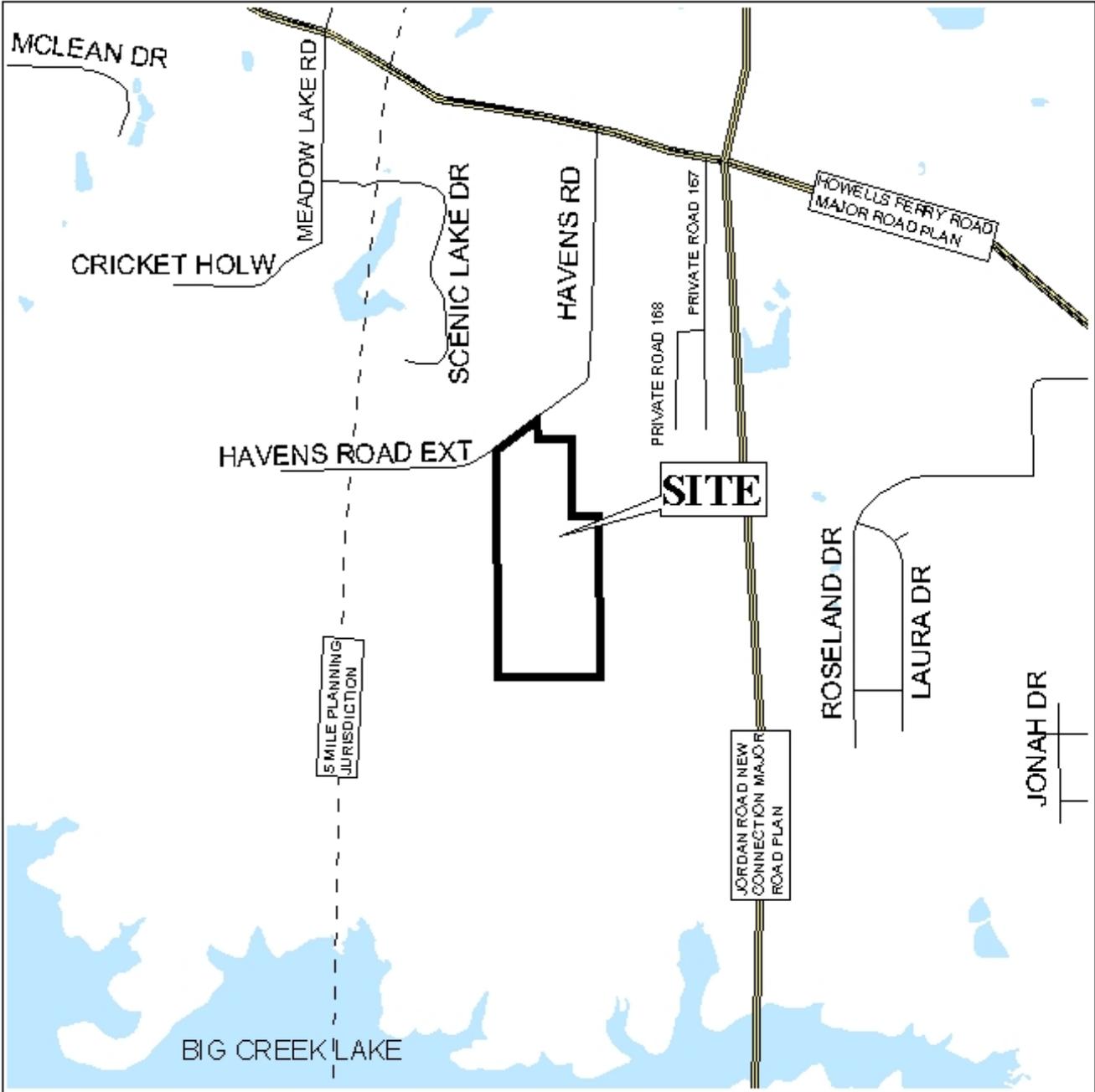
The plat does not appear to include the entire parcel, nor is documentation provided that establishes the present configuration prior to 1984; submission of either this documentation or a revised plat including the entire parcel in the subdivision should be required.

The legal description contains an error in the description of the southern boundary of the site; the final line should begin “thence South 88 degrees 44’E” instead of “thence South 88 degrees 44’W”. It should also be noted that the plat does not show the required 25’ minimum building setback lines.

The site fronts Havens Road, a prescriptive right-of-way that extends approximately one-half mile from Howells Ferry Road to the site. As a prescriptive right-of-way, the property is privately owned, and the County simply grades the road. Section V.D.4 of the Subdivision Regulations requires that every lot, except those on private streets allowed by Section VIII (Innovative Subdivisions), shall abut a dedicated and maintained public street. As the site neither abuts a dedicated and maintained public street, nor complies with provisions of Section VIII of the Subdivision Regulations, the application should be denied.

The plat does not meet the minimum requirements of the Subdivision Regulations and is recommended for denial for the following reasons: 1) the site does not appear to include the entire property; and 2) the site does not front a dedicated and maintained public street, nor does it meet the criteria for an innovative subdivision as outlined in Section VIII.

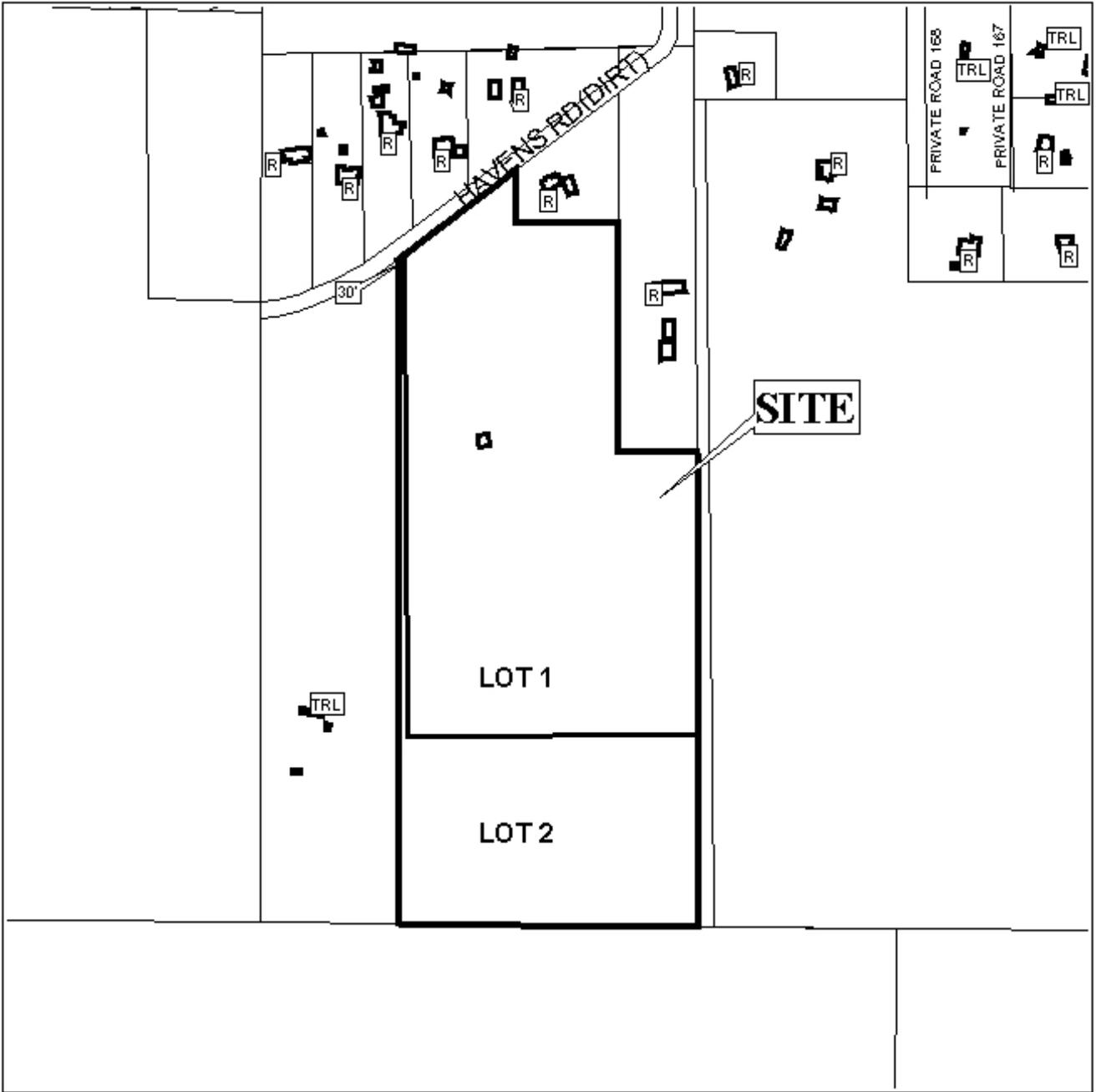
LOCATOR MAP



APPLICATION NUMBER 5 DATE January 20, 2005
APPLICANT Wrighter Farm Subdivision
REQUEST Subdivision



WRIGHTER FARM SUBDIVISION



APPLICATION NUMBER 5 DATE January 20, 2005

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