

HOLDOVER

Revised

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.

This application was held over from the Commission’s January 20th meeting until the February 3rd meeting at the applicant’s request.

The applicant submitted a revised plat showing dedication of a 30’ right of way for Havens Road; a letter indicating that no further resubdivision would take place until Havens Road was a paved public road; documentation establishing the remainder of the parent parcel of the property prior to 1984; and letters from the owners of these properties declining to participate in the subdivision.

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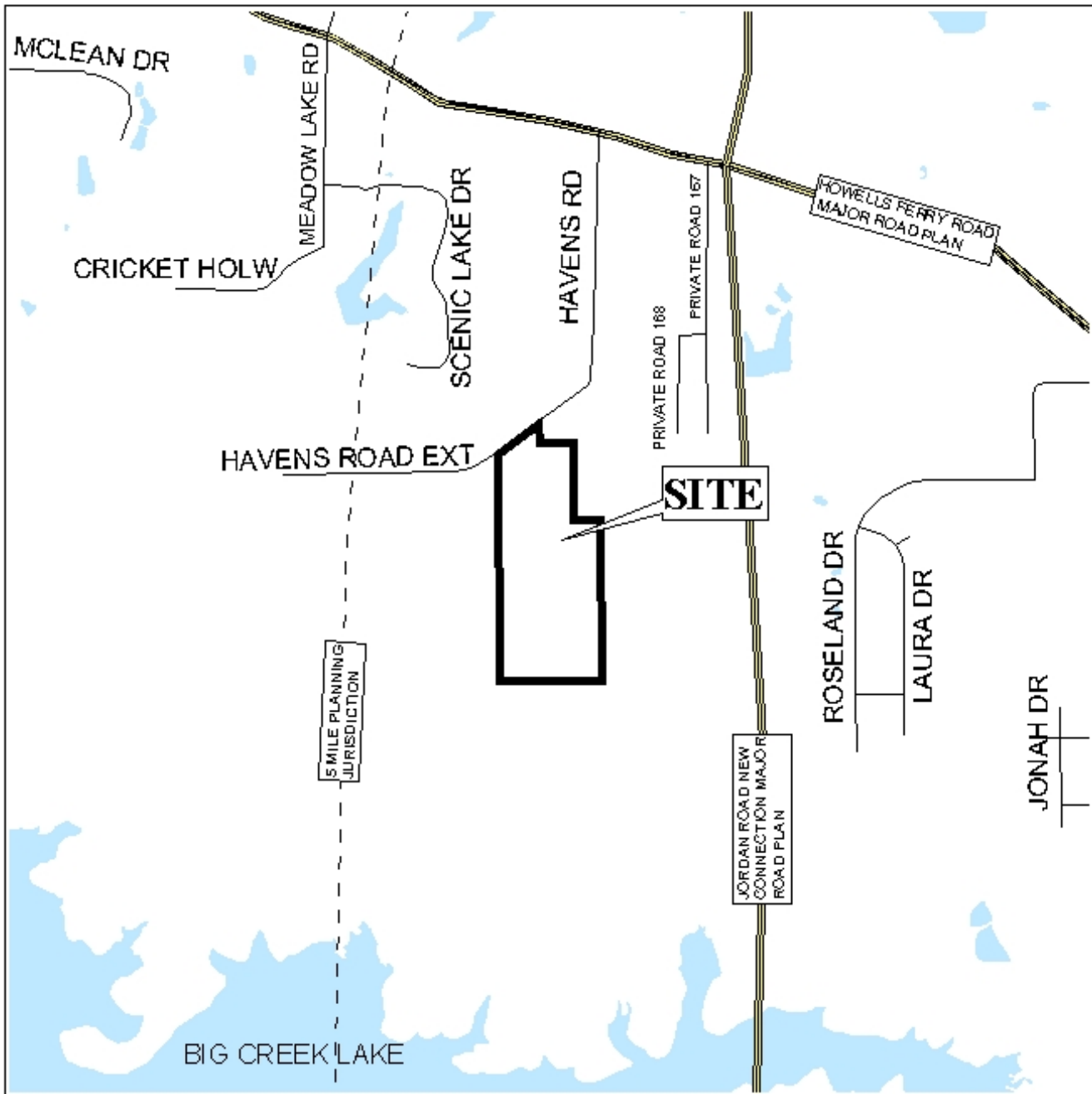
privately owned, and the County simply grades the road. Section V.D.4 of the Subdivision Regulations requires that every lot, except those on private streets allowed by Section VIII (Innovative Subdivisions), shall abut a dedicated and maintained public street. As the site neither abuts a dedicated and maintained public street, nor complies with provisions of Section VIII of the Subdivision Regulations, a note should be placed on the final plat stating that no further resubdivision would take place until Havens Road is paved and dedicated to County standards.

As proposed, Lot 2 is a flag-shaped lot with only $32\pm$ feet of street frontage, which would require a waiver of Section V.D.3 (width-to-depth ratio) of the Subdivision Regulations. Also, the final plat should show the minimum 25' building setback lines, measured from the new right-of-way line.

This site is located in the County; thus a note should be placed on the final plat stating that any lots that 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 Section V.D.3 (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that no further resubdivision will take place until Havens Road is paved and dedicated to County standards; 2) the dedication to the County of adequate right-of-way to provide 30 feet from the centerline of the traveled roadway; 3) the placement of a note on the final plat stating that any lots that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; and 4) the placement of the 25-foot minimum setback lines on the final plat, measured from the new right-of-way line.

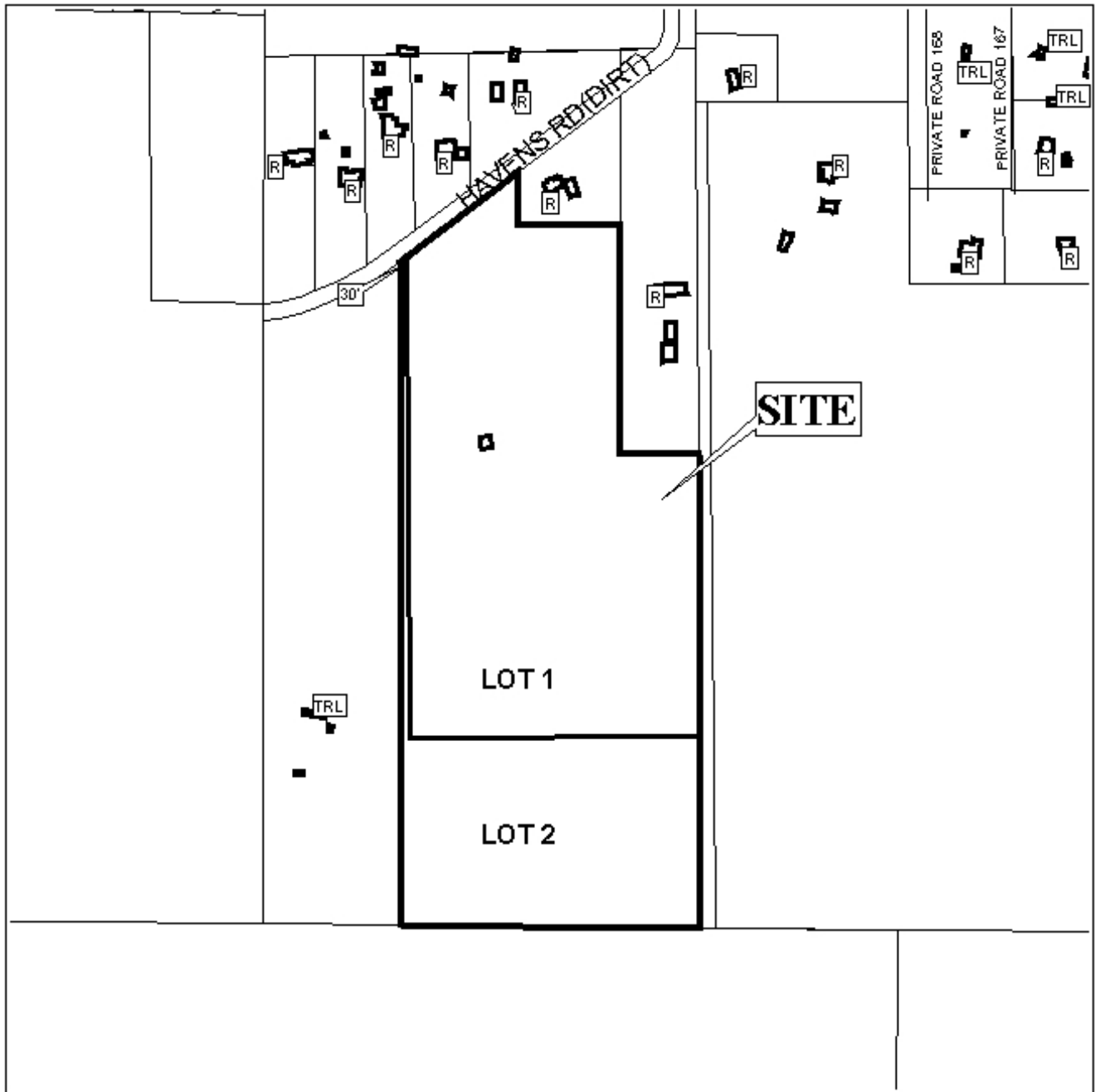
LOCATOR MAP



APPLICATION NUMBER Holdover DATE February 3, 2005
APPLICANT Wrighter Farm Subdivision
REQUEST Subdivision

N
NTS

WRIGHTER FARM SUBDIVISION



APPLICATION NUMBER Holdover DATE February 3, 2005

LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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