

DAWES-HAMILTON SUBDIVISION

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

Fire-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: No comments.

The plat illustrates the proposed 1-lot, 3.8± acre subdivision which is located at the Northeast corner of Clarke Road and Dawes Road, and is located within the planning jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer systems.

The purpose of this application is to create one legal lot of record from one metes-and-bounds parcel.

The site is located on Dawes Road, which is a major street. As a major street, there should be a 100' right-of-way. Currently Dawes Road has an 80' right-of-way, making a dedication to provide 50' from the centerline necessary. The site also has frontage along Clarke Road, which is a minor road. The preliminary plat illustrates a 50' right-of-way for Clarke Road. If curb and gutter are present, this is an adequate right-of-way, however, if there is no curb and gutter present, a dedication to provide 30' from the centerline would be necessary. The site also has frontage along Jeff Hamilton Road, which has an adequate right-of-way with no dedications required. Furthermore, dedication of the corner radii at Dawes Road and Clarke Road as well as Dawes Road and Jeff Hamilton Road per Section V.D.6. of the Subdivision Regulations should be required.

As a mean of access management, a note should be placed on the Final Plat that the development will be denied direct access to Dawes Road and Jeff Hamilton Road. A note should also be placed on the Final Plat limiting the lot to one curb cut to Clarke Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

It should be noted that there appears to be a discrepancy between the legal description placed on the preliminary plat and the legal description provided by the Mobile County Revenue Commission. The Revenue Commission has the size of the property at approximately 4 acres, while the applicant states the property is 3.8 acres. It should also be noted that on the preliminary plat it appears that the proposed Lot 1 is a portion of an existing Lot 6 associated

with the recorded Dawes Road Acres Subdivision, which was approved by the Planning Commission at its December 7, 2000 meeting. This means that the remaining portion of the existing Lot 6 should be included in the subdivision. As a result, additional public notices may be required. The preliminary plat should be revised to include all of the existing Lot 6 and mailing labels should be submitted to staff along with new mailing fees.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note reflecting this requirement should appear on the Final Plat.

This site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations. The note regarding this requirement should also appear on the Final Plat, if approved.

The site will have to comply with the City of Mobile storm water and flood control ordinances. A note stating *“Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.”* should be placed on the Final Plat.

The lot size is not labeled on the preliminary plat. This information should be given in square feet and acres, and should be placed on the Final Plat, if approved. However, it should be noted that the proposed lot would exceed the minimum required lot size in Section V.D.2. of the Subdivision Regulations.

The 25-foot minimum building setback is shown and labeled on the preliminary plat, and should be retained on the Final Plat.

Based upon the preceding, the application is recommended for Holdover until the September 15, 2011 meeting so that the applicant can provide the following information by August 25, 2011: so the applicant may provide the following:

- 1) inclusion of the entire existing Lot 6 in the subdivision;
- 2) provision of new mailing labels and mailing fees to staff;
- 3) dedication to provide 50' from the centerline of Dawes Road to Mobile County;
- 4) dedication to provide 30' from the centerline along Clarke Road or documentation that curb and gutters are present;
- 5) dedication of the corner radii at Dawes Road and Clarke Road as well as Dawes Road and Jeff Hamilton Road per Section V.D.6. of the Subdivision Regulations should be required;
- 6) correction of the size of the property or documentation that Mobile County Revenue Commission information is incorrect;

- 7) depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations;
- 8) placement of a label of the size of the proposed lot in square feet and acres on the Final Plat;
- 9) 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.8. of the Subdivision Regulations;
- 10) placement of a note on the Final Plat to comply with the City of Mobile storm water and flood control ordinances (*Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.*)
- 11) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;
- 12) placement of a note on the Final Plat that the lot is denied direct access to either Dawes Road or Jeff Hamilton Road;
- 13) placement of a note on the Final Plat limiting the lot to one curb cut to Clarke Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and
- 14) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

Revised for the September 15, 2011 meeting:

The application was heldover from the August 18, 2011 meeting at the Commission's request. The Commission required information to be submitted by August 25, 2011, so the following items could be addressed:

- 1) inclusion of the entire existing Lot 6 in the subdivision;*
- 2) provision of new mailing labels and mailing fees to staff;*
- 3) dedication to provide 50' from the centerline of Dawes Road to Mobile County;*
- 4) dedication to provide 30' from the centerline along Clarke Road or documentation that curb and gutters are present;*
- 5) dedication of the corner radii at Dawes Road and Clarke Road as well as Dawes Road and Jeff Hamilton Road per Section V.D.6. of the Subdivision Regulations should be required;*
- 6) correction of the size of the property or documentation that Mobile County Revenue Commission information is incorrect;*
- 7) depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations;*
- 8) placement of a label of the size of the proposed lot in square feet and acres on the Final Plat;*

- 9) 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.8. of the Subdivision Regulations;
- 10) placement of a note on the Final Plat to comply with the City of Mobile stormwater and flood control ordinances: (Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits.);
- 11) approval of all applicable federal, state, and local agencies prior to the issuance of any permits or land disturbance activities;
- 12) placement of a note on the Final Plat that the lot is denied direct access to either Dawes Road or Jeff Hamilton Road;
- 13) placement of a note on the Final Plat limiting the lot to one curb-cut to Clarke Road, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and
- 14) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

The applicant has submitted deeds for the two adjacent properties to the East of the site. These deeds show that the two parcels were portioned off of the original "Lot 6" as recorded in the 1952, First Addition to Dawes Road Acres Subdivision prior to the enforcement of the City of Mobile's Subdivision Regulations in the planning jurisdiction in 1982. Therefore, no additional property will be required to be included in this Subdivision.

The applicant has also submitted new documentation depicting the site as a proposed commercial development. Because it is adjacent to residentially used property, a buffer in compliance with Section V.A.8. of the Subdivision Regulations will be required.

Due to the proposed commercial development on this lot, the applicant is requesting two curb cuts to Clarke Road, as well as one curb cut to Jeff Hamilton Road. If approved, a note should be placed on the Final Plat, limiting the lot to two curb cuts to Clarke Road and one curb cut to Jeff Hamilton Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards.

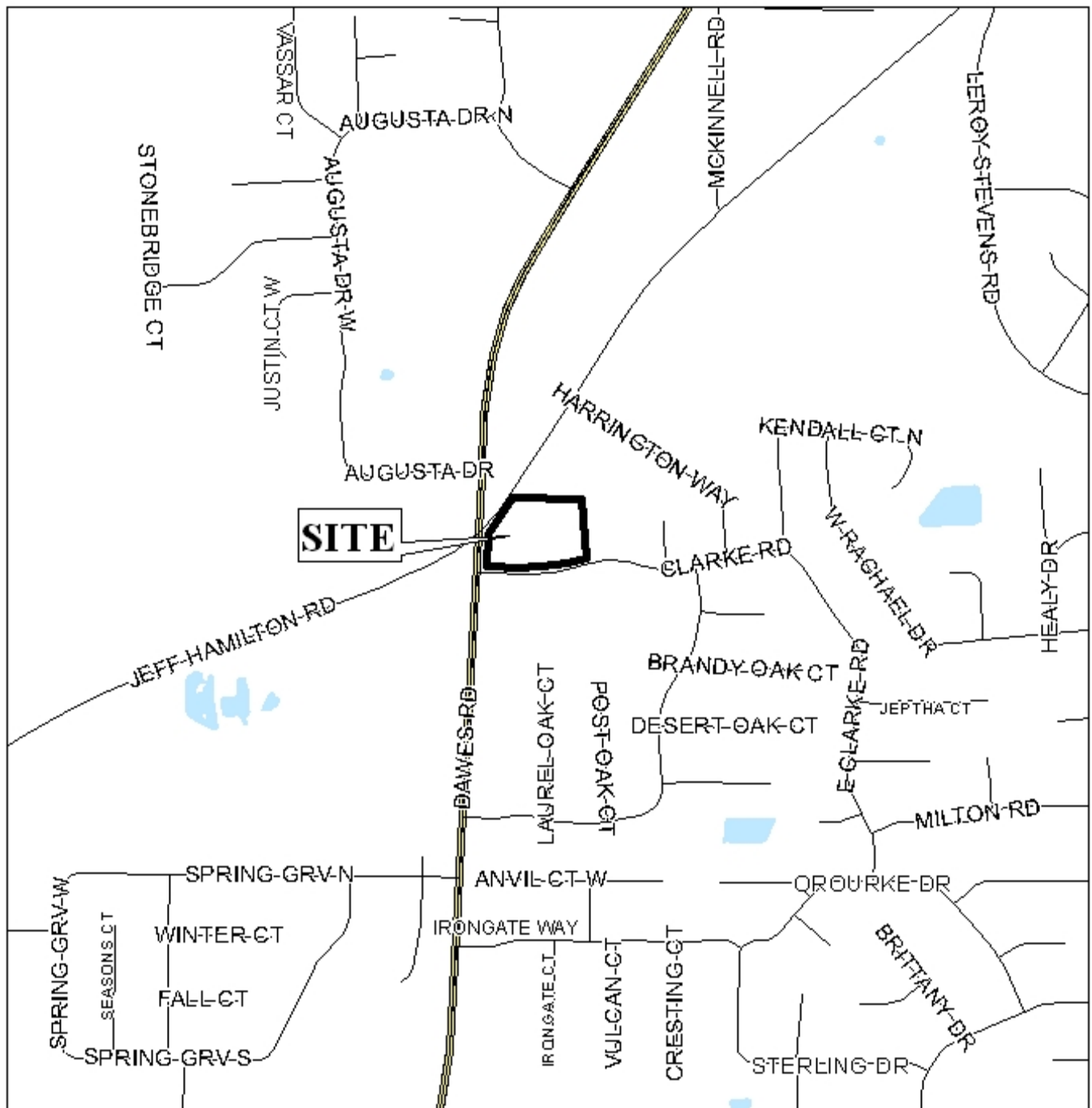
It should be noted that the vicinity map on the plat incorrectly identifies the adjacent property as the subject site. This should be corrected on the Final Plat, if approved.

Based upon the preceding, the application is recommended for tentative approval subject to the following conditions:

- 1) correction of the vicinity map to identify the correct parcel;
- 2) dedication to provide 50' from the centerline of Dawes Road to Mobile County;
- 3) dedication to provide 30' from the centerline along Clarke Road or documentation that curb and gutters are present;

- 4) *dedication of the corner radii at Dawes Road and Clarke Road as well as Dawes Road and Jeff Hamilton Road per Section V.D.6. of the Subdivision;*
- 5) *depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations;*
- 6) *placement of a label of the size of the proposed lot in square feet and acres on the Final Plat;*
- 7) *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.8. of the Subdivision Regulations;*
- 8) *placement of a note on the Final stating the site must comply with the City of Mobile stormwater and flood control ordinances: (Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits.);*
- 9) *approval of all applicable federal, state, and local agencies prior to the issuance of any permits or land disturbance activities;*
- 10) *placement of a note on the Final Plat that the lot is denied direct access to Dawes Road;*
- 11) *placement of a note on the Final Plat limiting the lot to two curb cuts to Clarke Road and one curb cut to Jeff Hamilton Road, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;*
- 12) *closure and elimination of the existing dirt drive to Clarke Road; and*
- 13) *placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.*

LOCATOR MAP



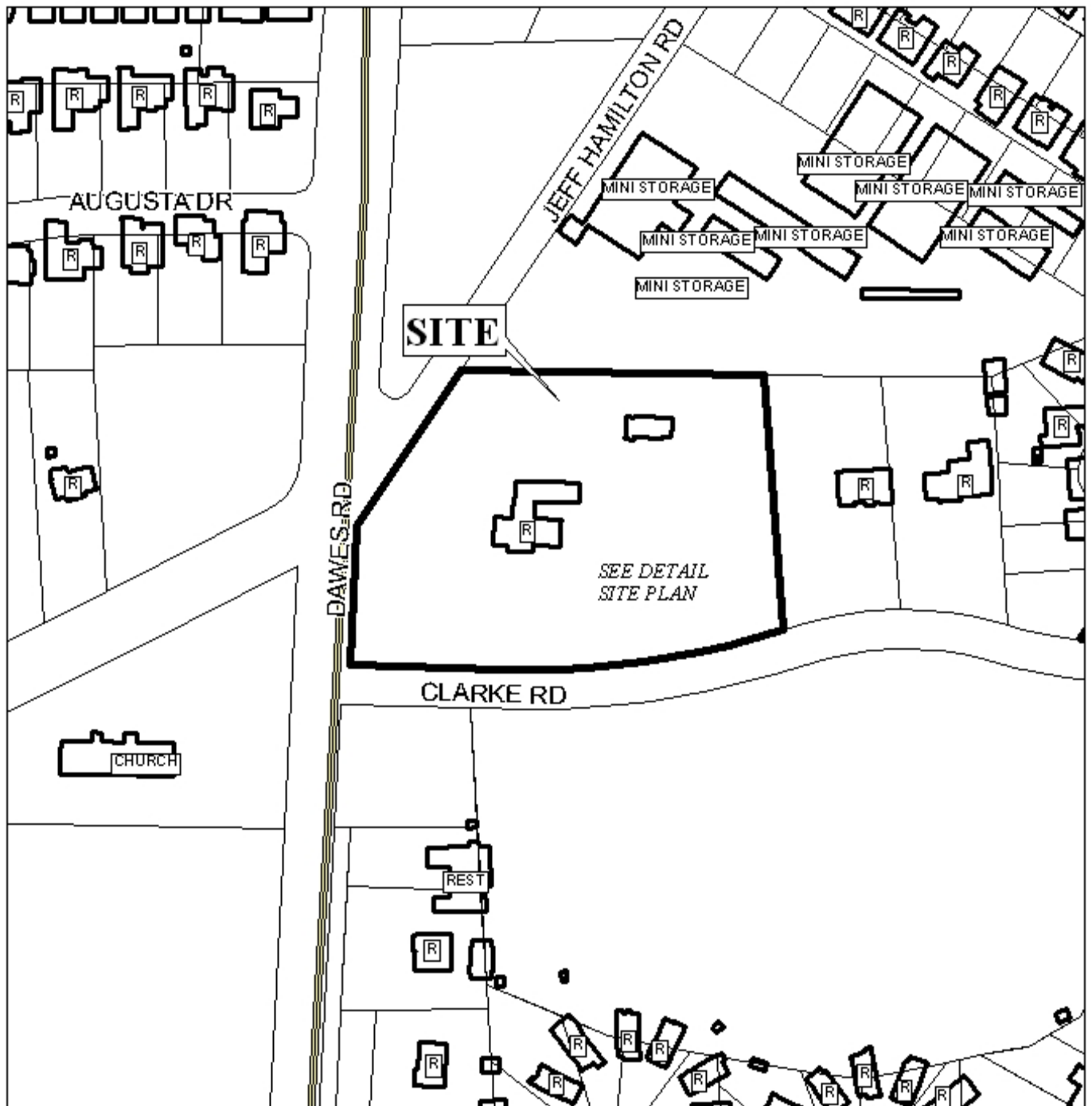
APPLICATION NUMBER 3 DATE September 15, 2011

APPLICANT Dawes-Hamilton Subdivision

REQUEST Subdivision



DAWES-HAMILTON SUBDIVISION



APPLICATION NUMBER 3 DATE September 15, 2011



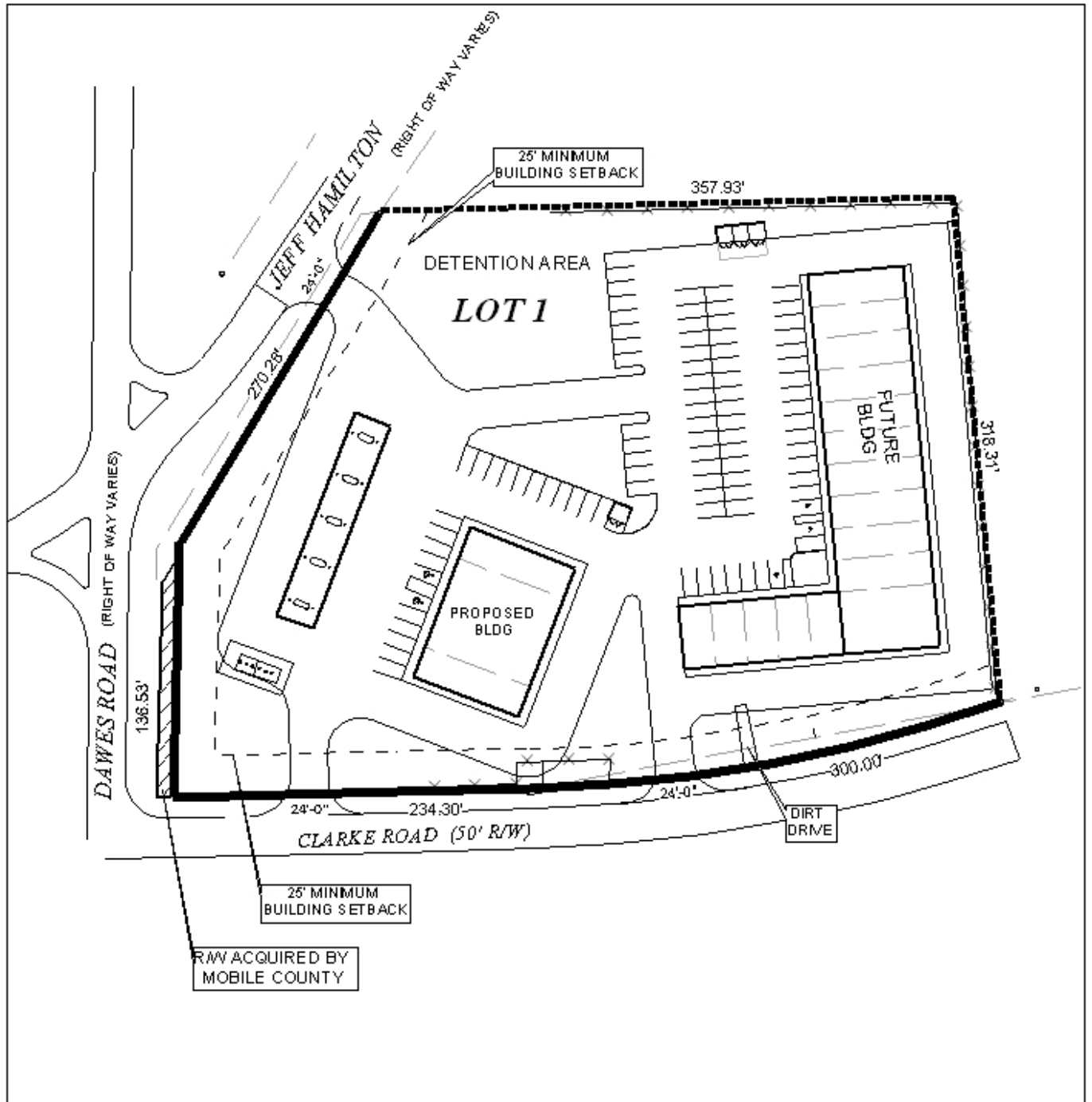
DAWES-HAMILTON SUBDIVISION



APPLICATION NUMBER 3 DATE September 15, 2011



DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE September 15, 2011

APPLICANT Dawes-Hamilton Subdivision

REQUEST Subdivision

N
NTS