

BROADWAY-DAWES 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.

Fire-Rescue Department Comments: Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC.)

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 1-lot, 1.2± acres subdivision located at the West side of Dawes Road, 590'± South of Dawes Lane North, within the Planning Jurisdiction. The applicant states the subdivision is served by the Mobile County Water, Sewer and Fire Protection Authority.

It should be noted that subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services; and, to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The applicant proposes to create one (1) legal lot of record from what appears to be a single tax parcel.

The proposed lot has frontage on Dawes Road, a proposed major street with a required 100' right-of-way per the recently adopted Major Street Plan. The plat illustrates an 80' right-of-way at this location; therefore, if approved, the plat should be revised to illustrate dedication sufficient to provide at least 50' from the centerline of Dawes Road.

The lot meets the minimum size requirements for lots served by a public water supply and a sanitary sewage system, and is appropriately labeled in square feet and acres on the preliminary plat. This information should be retained on the Final Plat, if approved, adjusted for any required dedication; or, provision of a table providing the same information on the Final Plat may suffice.

The 25' minimum building setback line required by Section V.D.9. of the Subdivision Regulation is not illustrated on the preliminary plat. As such, revision of the plat to illustrate the 25' minimum building setback line along Dawes Road should be required, if approved, adjusted for any required dedication.

With regards to access management, a note on the preliminary plat limits the lot to one (1) curb cut to Dawes Road, with any changes in its size, location or design to be approved by Mobile County Engineering and conform to AASHTO standards. This note should be retained on the Final Plat, if approved.

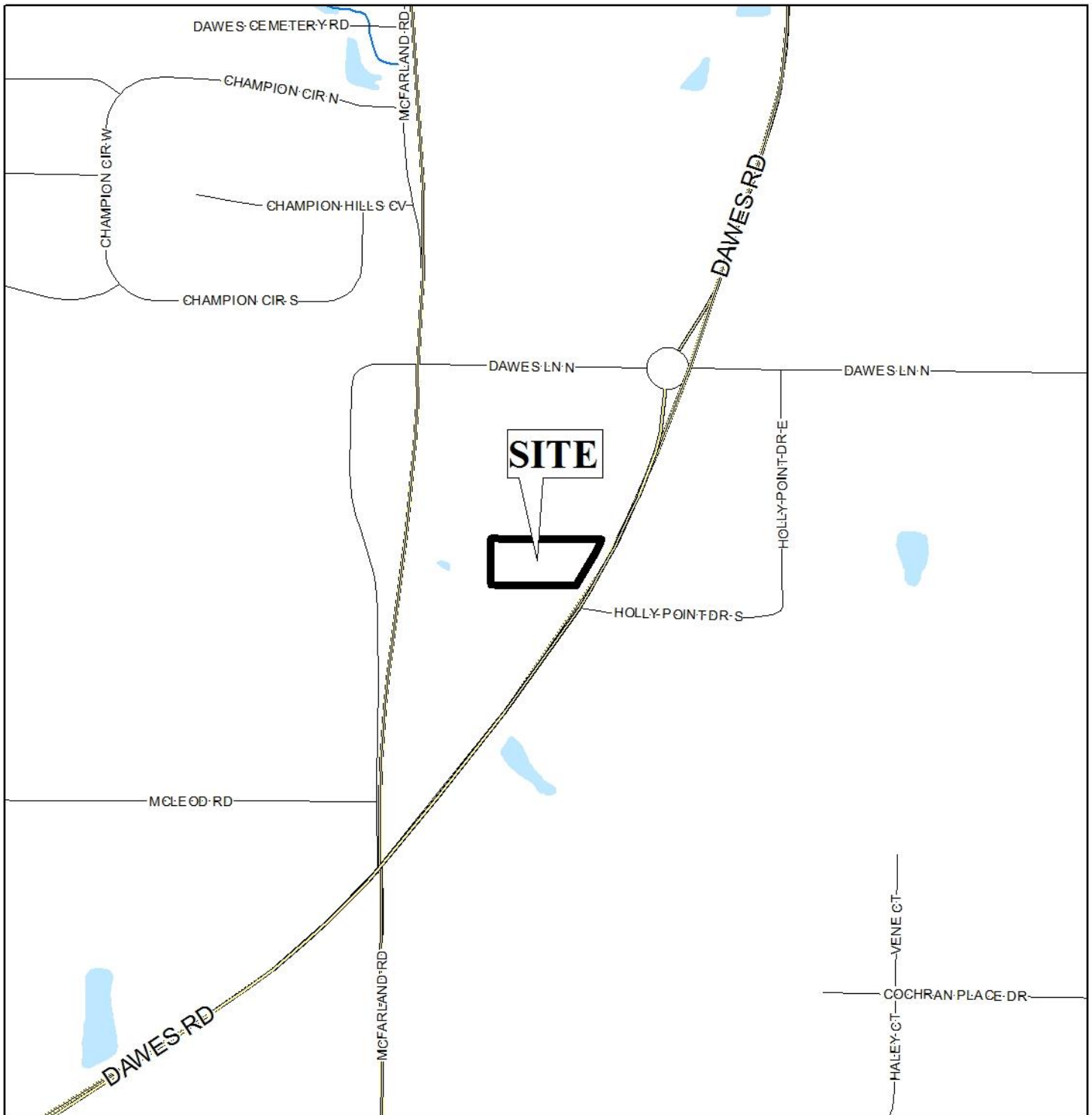
The site is located in the County, thus any lots which are developed commercially and adjoin residentially developed property must provide a buffer in compliance with Section V.A.8. of the Subdivision Regulation. A note regarding this requirement has been placed on the preliminary plat and should be retained on the Final Plat, if approved.

Finally, 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.”* has been placed on the preliminary plat and should be retained on the Final Plat, if approved.

Based on the preceding, the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to dedicate at least 50' from the centerline of Dawes Road;
- 2) retention of the lot's size in square feet and acres on the Final Plat, or the provision of a table on the Final Plat providing the same information, adjusted for dedication;
- 3) revision of the plat to illustrate the 25' minimum building setback line along Dawes Road, adjusted for dedication;
- 4) retention of a note on the Final Plat stating the lot is limited to one (1) curb cut to Dawes Road, with any changes in its size, location, or design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) retention of a note on the Final Plat stating 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;
- 6) retention of a note on the Final Plat to comply with the Mobile County 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.”*; and,
- 7) compliance with Fire Department comments: *“Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC.)”*

LOCATOR MAP

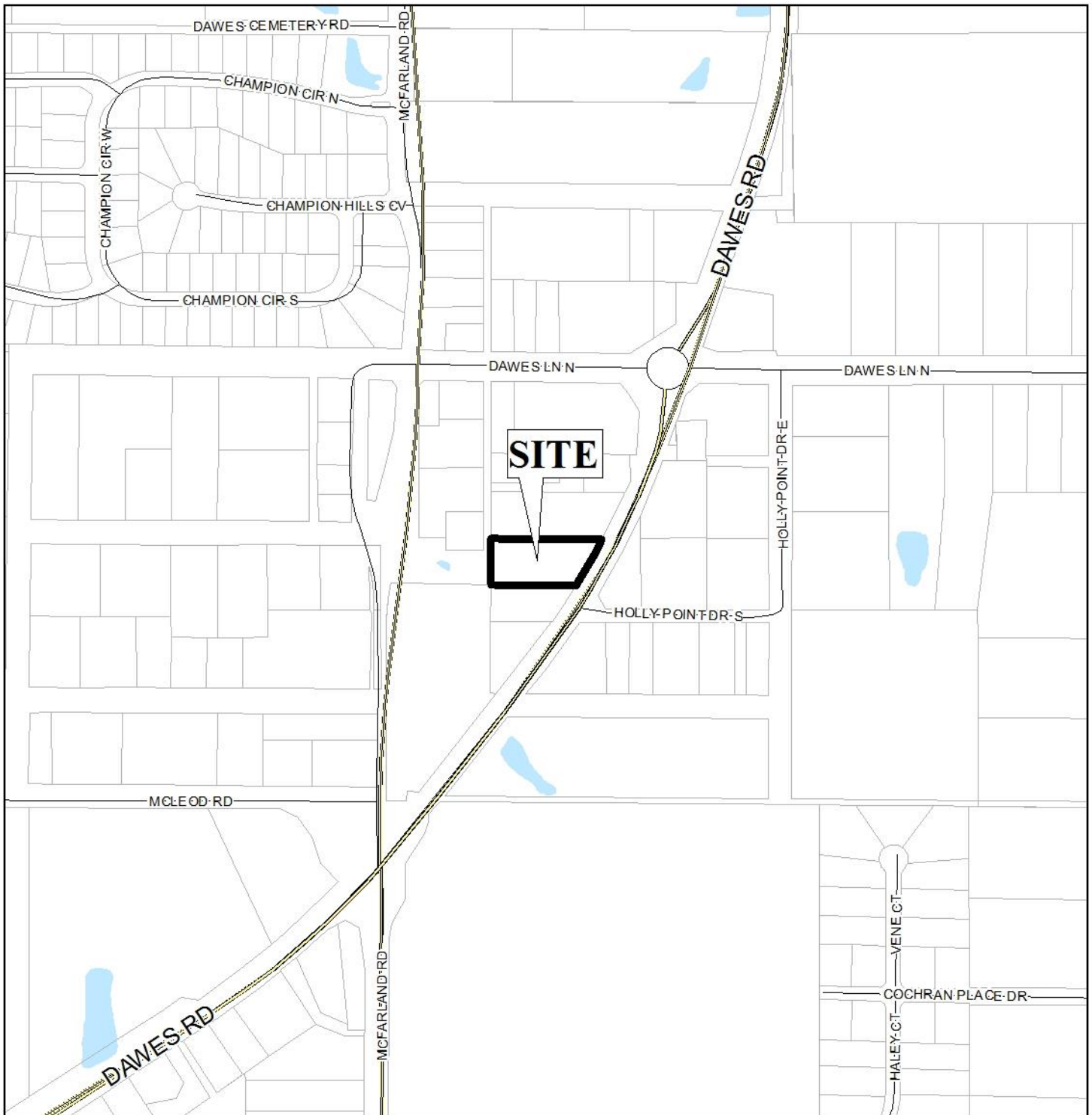


APPLICATION NUMBER 4 DATE April 5, 2018

APPLICANT Broadway-Dawes Subdivision

REQUEST Subdivision

LOCATOR ZONING MAP



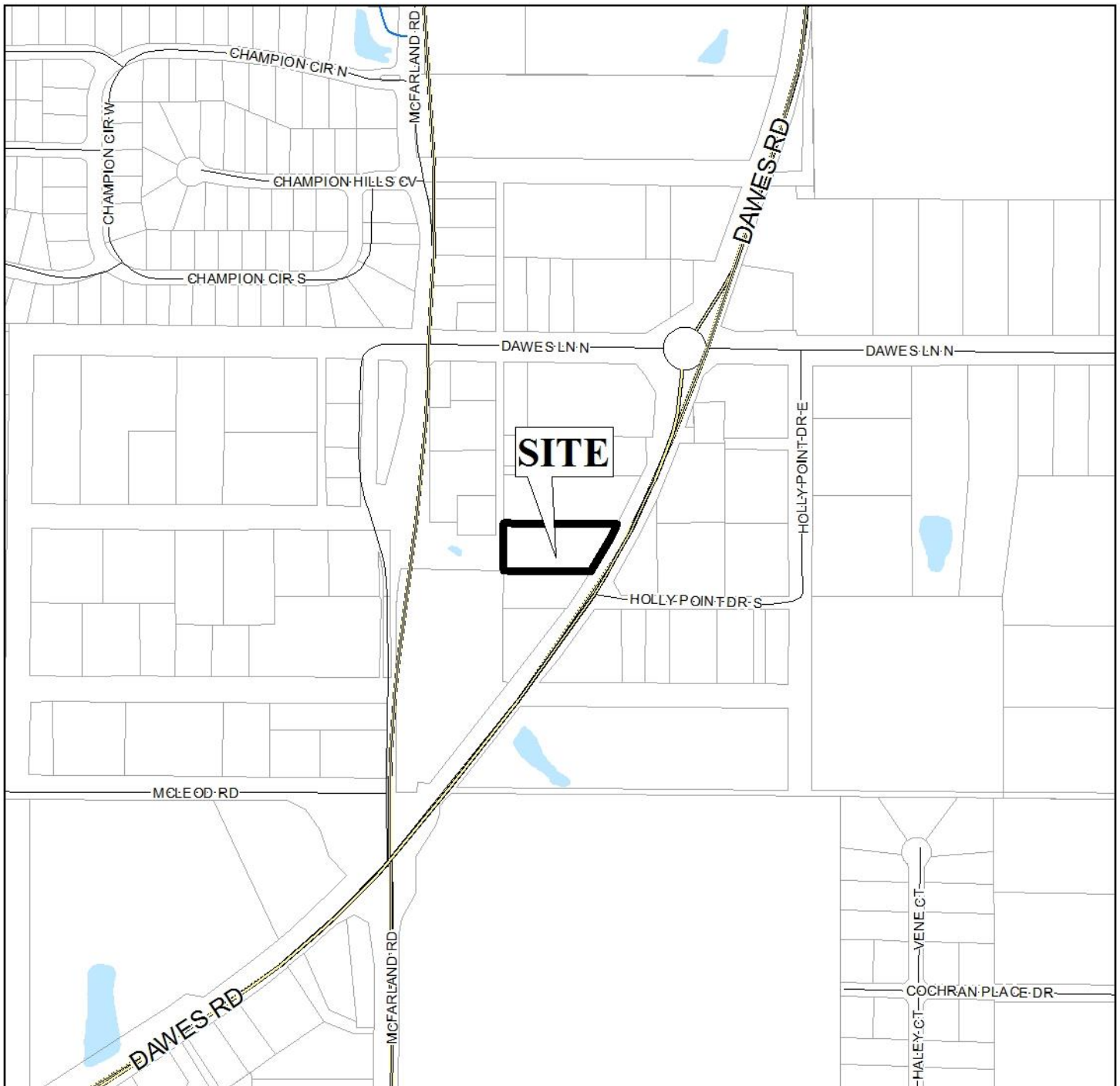
APPLICATION NUMBER 4 DATE April 5, 2018

APPLICANT Broadway-Dawes Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE April 5, 2018

APPLICANT Broadway-Dawes Subdivision

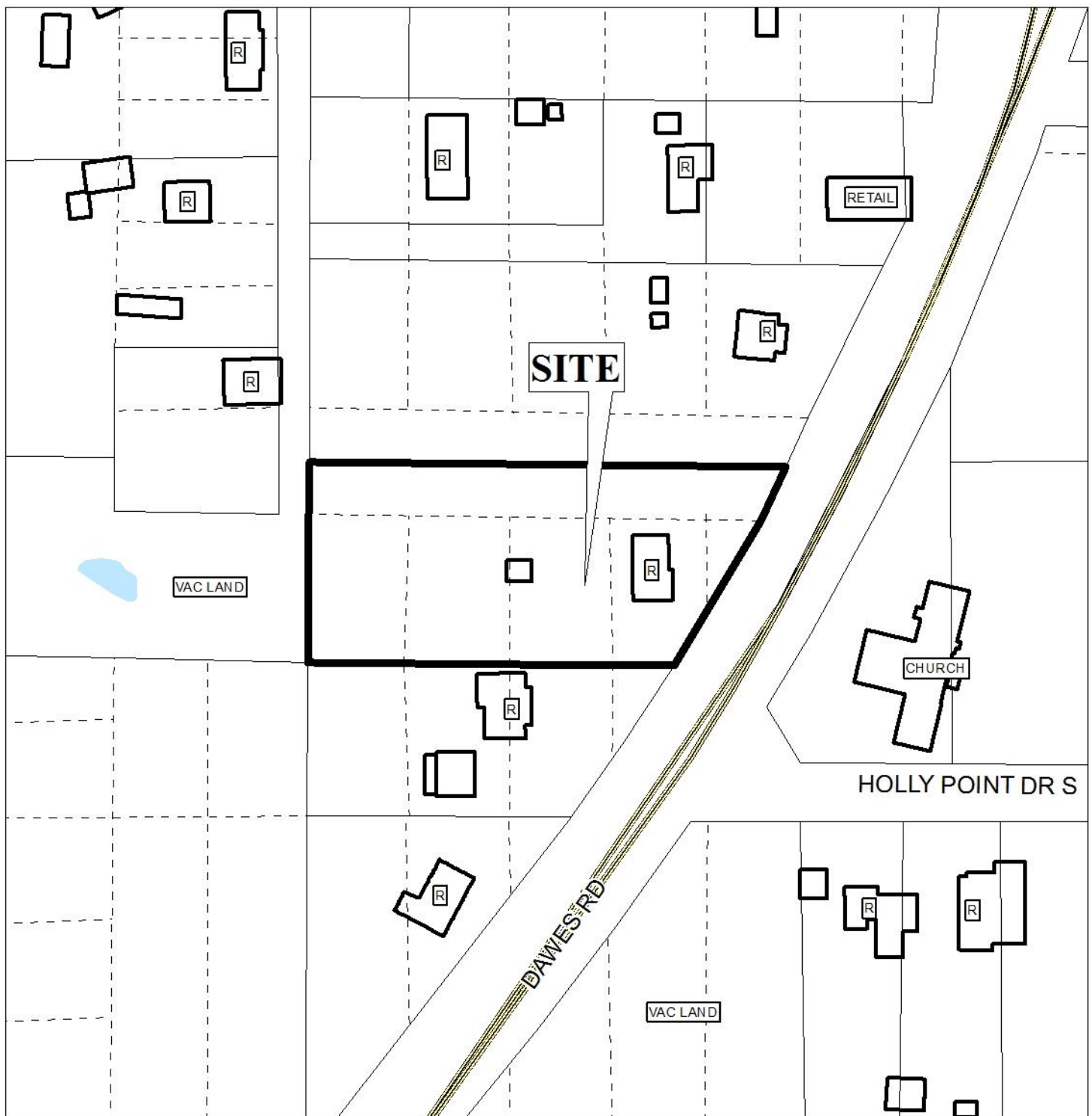
REQUEST Subdivision

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



NTS

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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



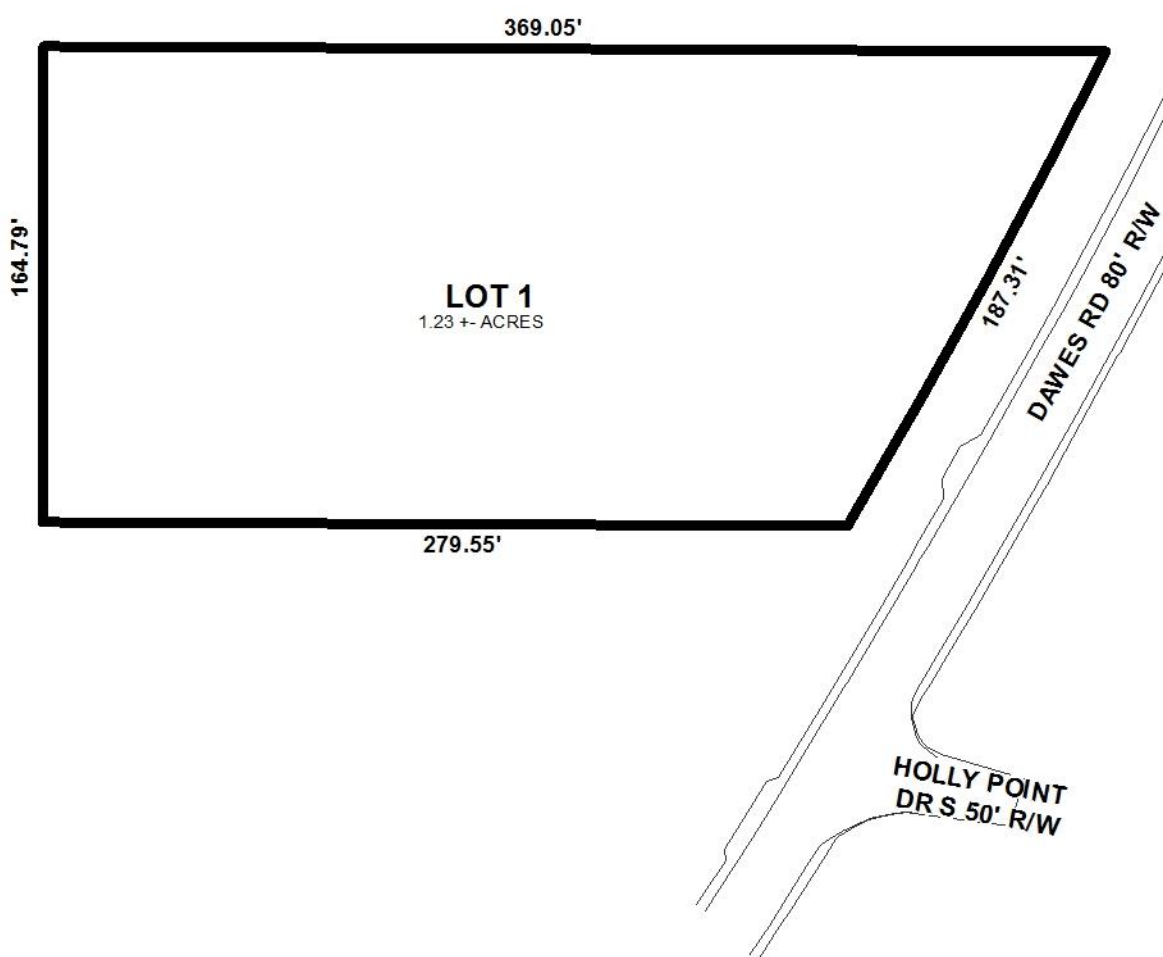
BROADWAY-DAWES SUBDIVISION



APPLICATION NUMBER 4 DATE April 5, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE April 5, 2018

APPLICANT Broadway-Dawes Subdivision

REQUEST Subdivision

