

DAWES LAKE TRACE SUBDIVISION, **FIRST ADDITION**

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

The plat illustrates the 12-lot, 7.5± acre subdivision, which is located on the West side of Dawes Lake Road, 500'± South of its North terminus. The site is served by public water and sanitary sewer.

The purpose of the application is to create a 12-lot subdivision from an existing lot of record and a metes and bounds parcel.

The site fronts Dawes Lake Road, which has a 60' right-of-way. As the site involves the construction of a new street, the new street should be dedicated and constructed to County standards prior to signing the final plat.

The site adjoins a site to the North, which was granted Tentative Approval for an 18-lot subdivision, but has not been recorded.

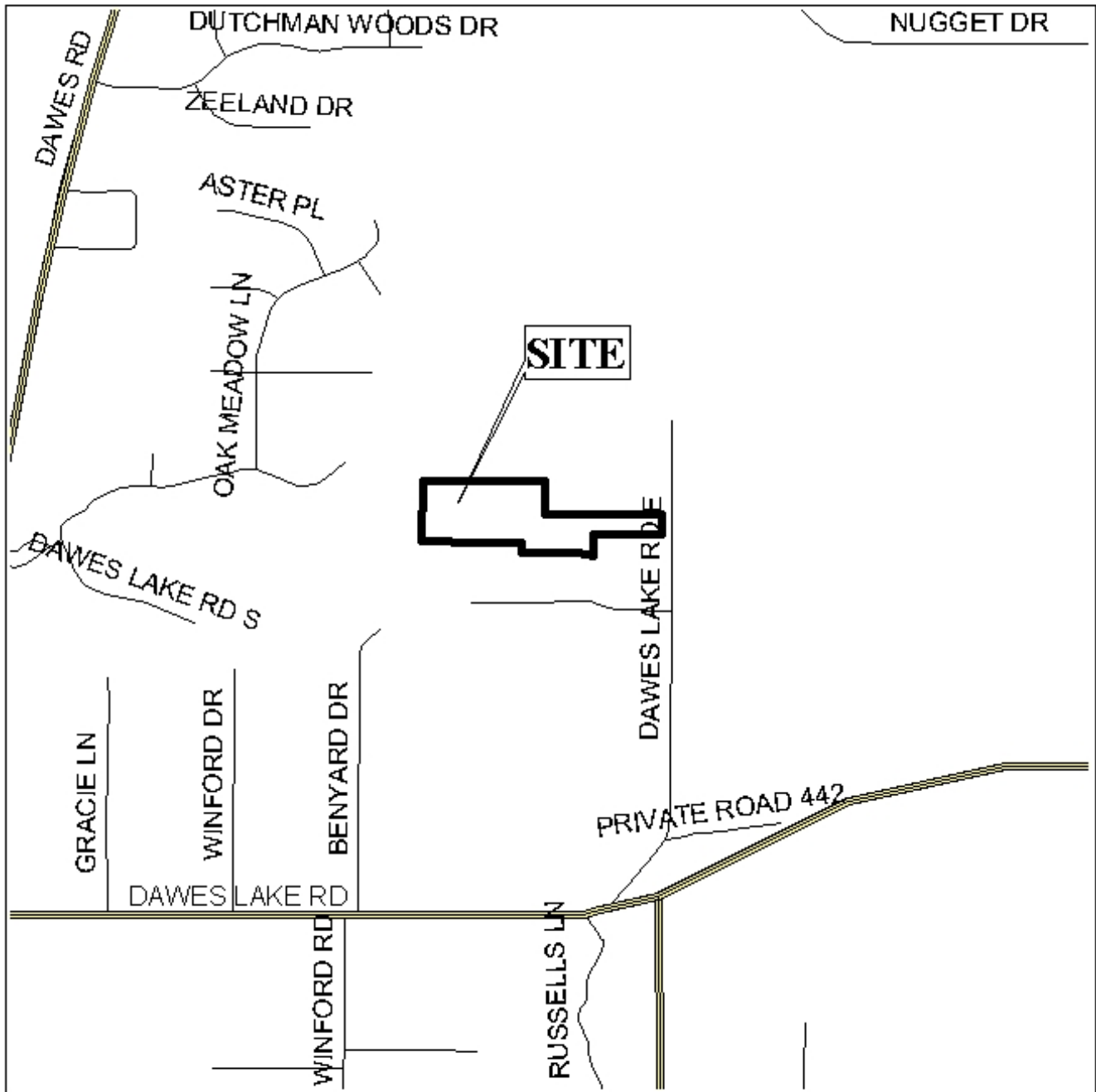
Detention is not shown on the plat; any detention areas should be marked as such, and a note should be placed on the final plat stating that maintenance of detention areas will be the responsibility of the property owners.

The site is located in the County; thus 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.

Proposed Lots 3, 5, and 6 are flag-shaped lots; these are uncharacteristic of other properties in the area and thus are not in conformance with Section V.D.1. of the Subdivision Regulations, which reads: *"The size, width, depth, shape, and orientation of lots and the minimum building setbacks lines shall be appropriate to the location of the subdivision and the type of development and use contemplated."* Approval of this subdivision request could result in future requests for subdivisions with flag-shaped lots.

Based on the preceding, this application is recommended for Holdover, to allow the applicant to submit a revised plat that does not contain flag-shaped lots.

LOCATOR MAP



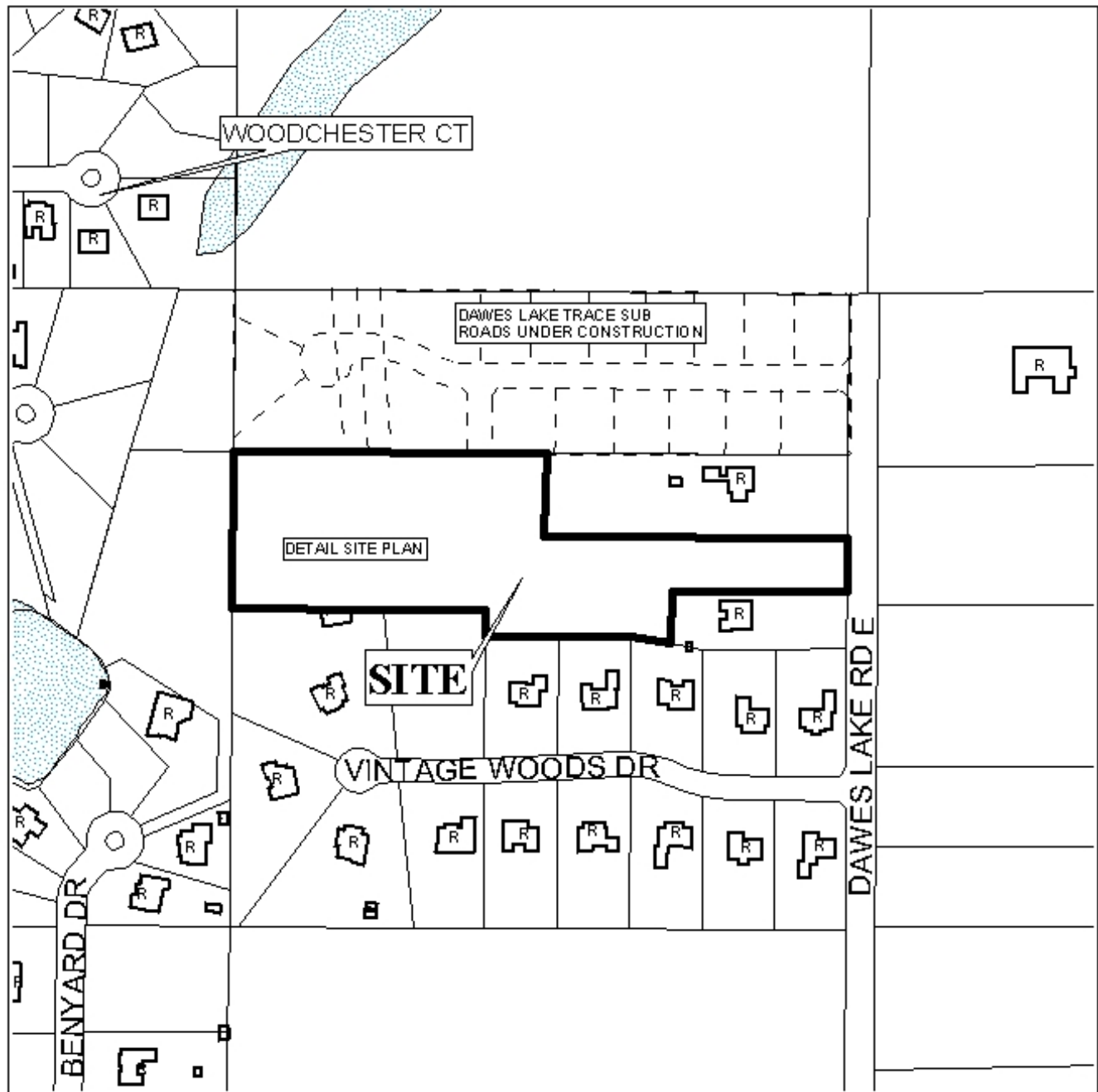
APPLICATION NUMBER 6 DATE August 4, 2005

APPLICANT Dawes Lake Trace Subdivision, First Addition

REQUEST Subdivision



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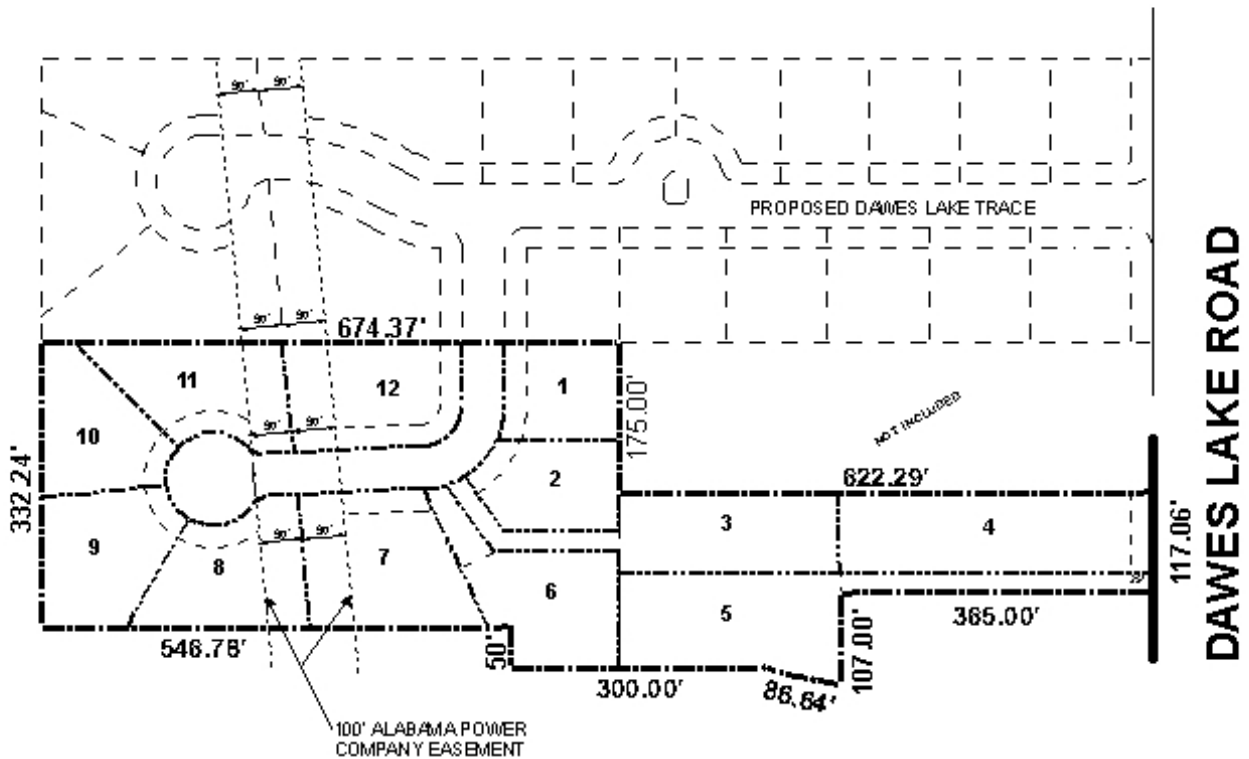
LEGEND

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



NTS

DETAIL SITE PLAN



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