

## **DAWSON POINT SUBDIVISION, FIRST ADDITION**

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 0.4 acre  $\pm$ , 2 lot subdivision which is located on the North side of Dawson Drive at its East terminus, and is in Council District 4. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide 1 existing lot into 2 lots. The original lot was created in 1955.

The site fronts onto Dawson Drive, a minor street with a right-of-way of 50 feet. Dawson Drive lacks curb and gutter, and according to Section V.B.14. of the Subdivision Regulations should have a right-of-way of 60 feet. Therefore, the plat should be revised to depict dedication of sufficient right-of-way to provide 30 feet as measured from the centerline of Dawson Drive.

The existing lot has 92.7  $\pm$  feet of frontage, and as proposed, will be divided into two lots with approximately 46.3  $\pm$  feet of frontage each. The proposed lots at their widest point will only be 62.5  $\pm$  feet wide, along Rattlesnake Bayou. Each proposed lot will exceed the minimum area dimension of 7,200 square feet, but will not achieve the minimum 60-foot width required by Section V.D.2. for over 75%  $\pm$  of the site. Other lots in the general vicinity appear to have road frontages of least 60 feet, with the exception of pie-shaped lots proposed for the cul-de-sac adjacent to the site in question. As proposed, the subdivision will create lots that are not in character with the general vicinity.

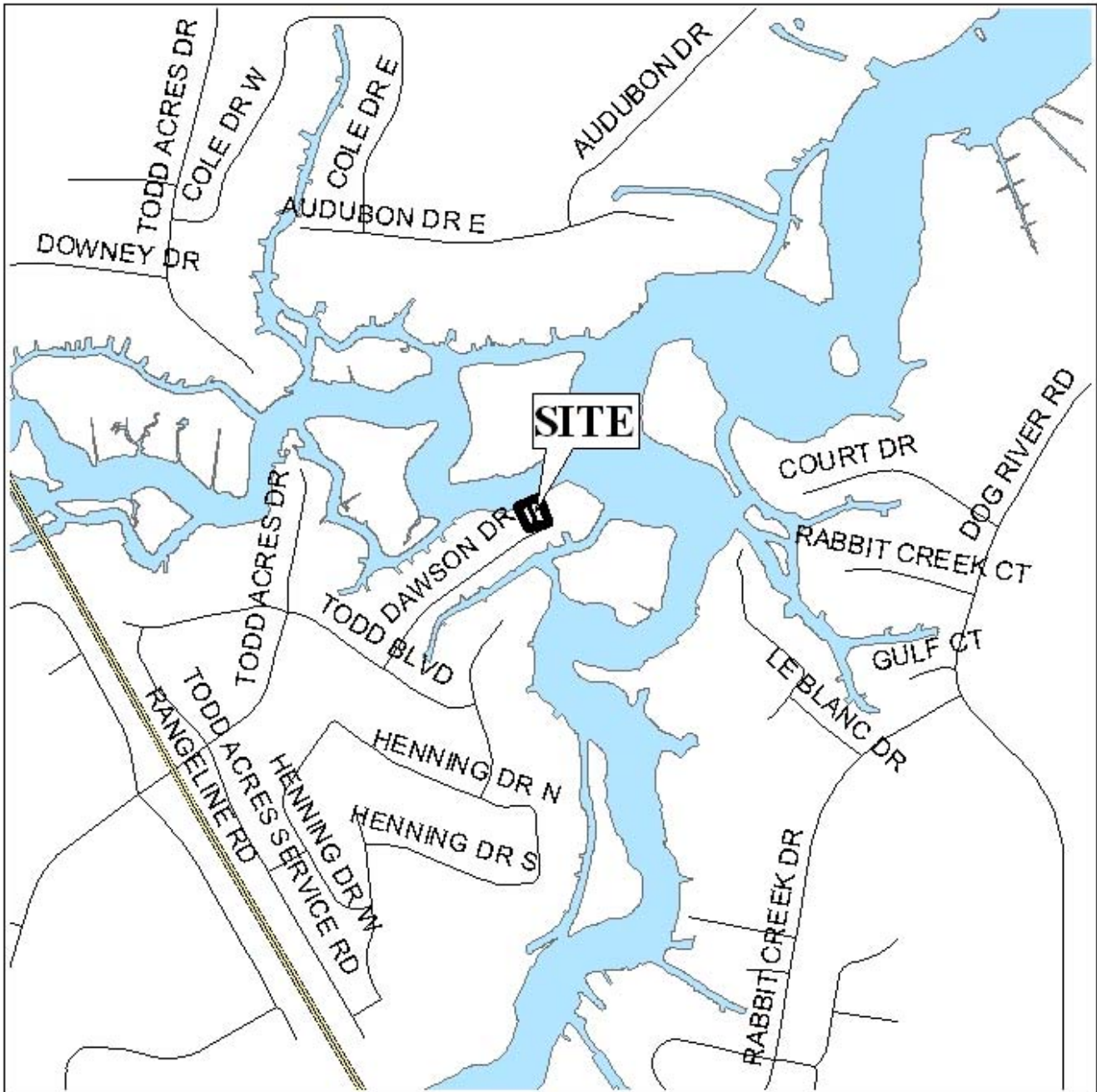
Access management is a concern due to the limited width of each proposed lot. It is recommended that each lot be limited to one curb-cut each onto Dawson Drive, with the size, design and location to be approved by the Traffic Engineering and conform to AASHTO standards.

The site fronts Rattlesnake Bayou, a tributary to Dog River. The entire site appears to be located within floodplains associated with the Rattlesnake Bayou and nearby Rabbit Creek.

Furthermore, the site appears to be located in an area subject to hurricane-related storm surges. The presence of floodplains on the site indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

Based on the preceding, the plat is recommended for Denial for the following reasons: 1) the proposed lots are not in character with surrounding development, per Section V.D.1. of the Subdivision Regulations; and 2) the proposed lots do not provide sufficient buildable area meeting the minimum width requirement of Section V.D.2. of the Subdivision Regulations.

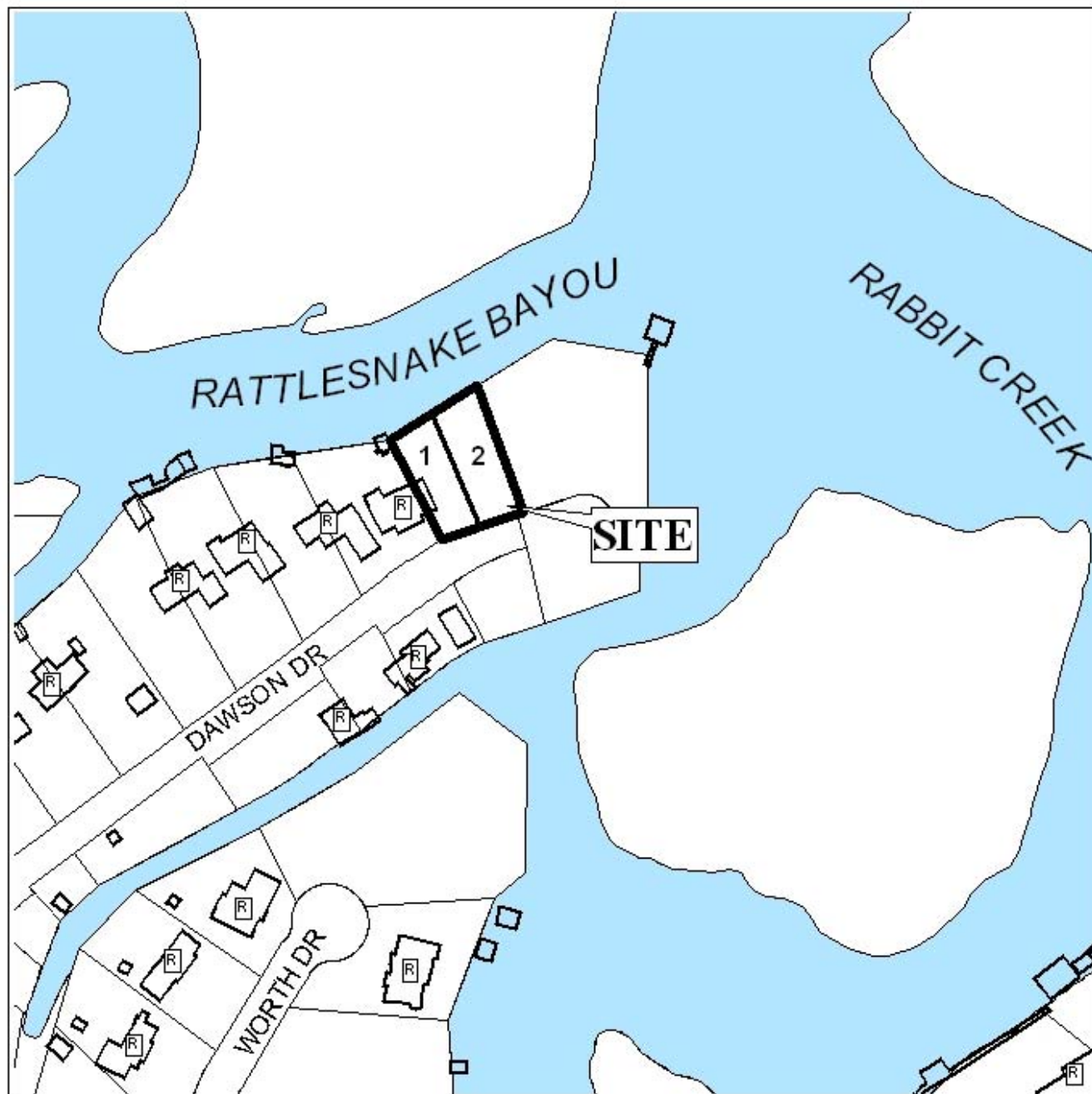
## LOCATOR MAP



APPLICATION NUMBER 7 DATE April 20, 2006  
APPLICANT Dawson Point Subdivision, First Addition  
REQUEST Subdivision



# DAWSON POINT SUBDIVISION, FIRST ADDITION



APPLICATION NUMBER 7 DATE April 20, 2006

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

