

## **DAWES POINT WEST II 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: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 1-lot, 1.4± acre subdivision which is located at the West Side of Dawes Road, 265'± North of Cottage Hill Road, within the planning jurisdiction. The applicant states that the subdivision is served by public water and sanitary sewer.

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, a major street as shown on the Major Street Plan. The preliminary plat illustrates that the right-of-way varies along Dawes Road; however, as a major street, a 100-foot right-of-way is required. If approved, a dedication to provide 50-feet from the center line should be required.

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

It should be noted that the proposed lot is 66'± wide at the building setback line and 580'± deep. Section V.D.3. of the Subdivision Regulations states that the maximum depth of any lots, exclusive of unusable land shall not be more than 3.5 times the width at the building setback line. Using this calculation, the proposed lot is 349'± deeper than allowed.

The proposed lot is irregularly shaped; however, the site appears to be a remainder from the Quail Crossing Subdivision; Quail Crossing Subdivision, Phase Two; and DLM Subdivision, Resubdivision of Lots 2 and 3 which were approved by the Planning Commission at its August 8, 1991, August 6, 1992, and June 7, 2007 meetings respectively. Therefore, a waiver of Section V.D.1. of the Subdivision Regulations would be appropriate.

The 25-foot minimum building setback is not shown on the preliminary plat. The setback should be illustrated and labeled on the Final Plat, if approved.

If approved, a note should be placed on the Final Plat limiting the lot to one curb cut to Dawes Road with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards. The site borders Partridge Way, and a note should be placed on the Final Plat stating that the lot is denied direct access.

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.

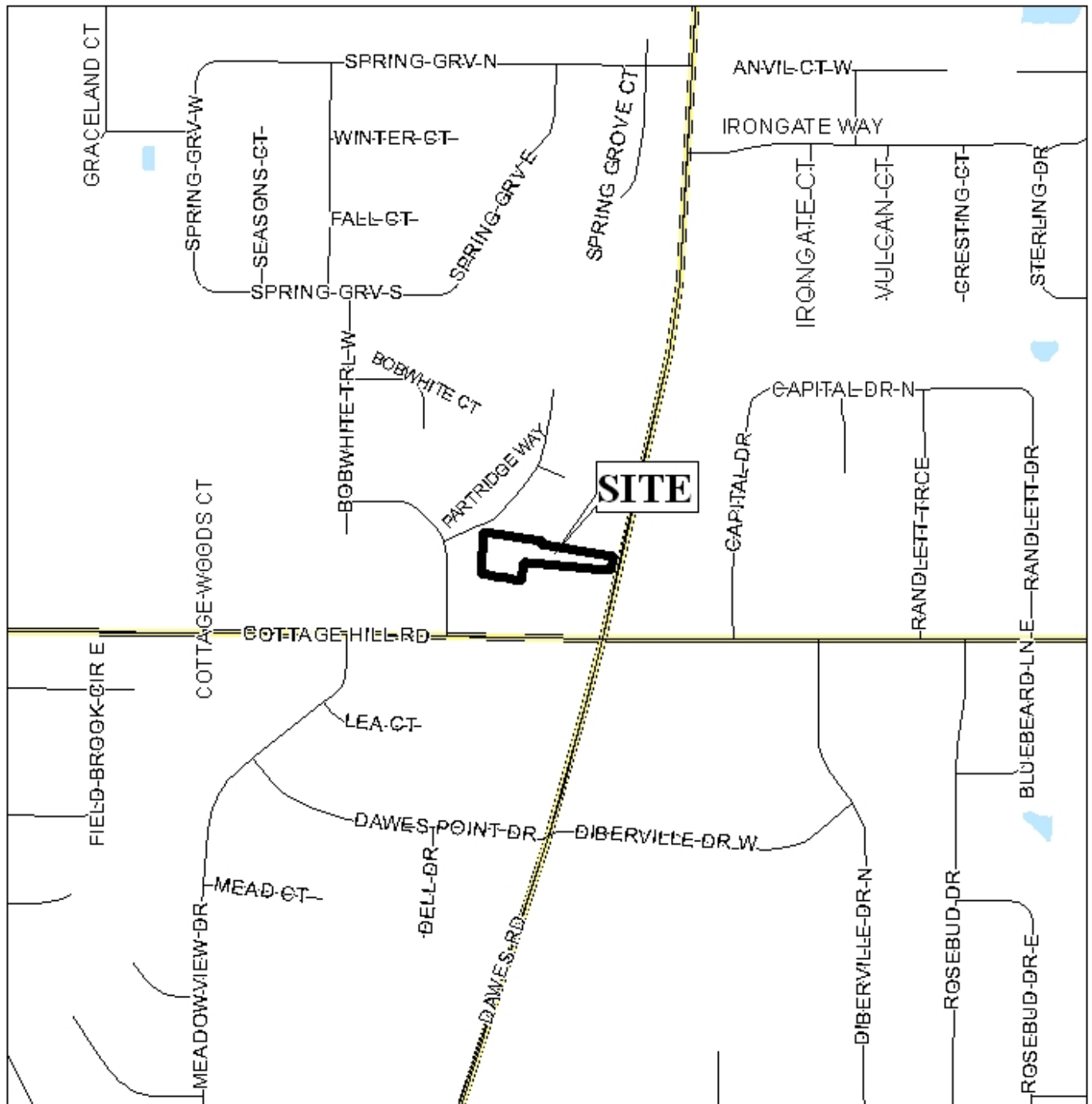
Based upon the preceding, this application is recommended tentative approval with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations subject to the following conditions:

- 1) dedication to provide 50-feet from the centerline of Dawes Road;
- 2) 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;
- 3) placement of a note on the Final Plat limiting the lot to one curb cut to Dawes Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating the lot is denied direct access to Partridge Way;
- 5) labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information;
- 6) 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;
- 7) 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.); and*

- 8) 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 8 DATE November 17, 2011

APPLICANT Daves Point West II Subdivision

REQUEST Subdivision



# DAWES POINT WEST II SUBDIVISION



APPLICATION NUMBER 8 DATE November 17, 2011

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There is a retail business southwest of the site and single family residential units are to the north, west and southeast.

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APPLICANT Dawes Point West II Subdivision  
REQUEST Subdivision

