

## **DAWES OAK SUBDIVISION**

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

The plat illustrates the proposed 82-lot, 28.1± acre subdivision, which is located on the West side of Dawes Lane, 3/10 mile+ South of Three Notch Road, extending to the East side of Airport Road. The site is served by public water and sanitary sewer.

The purpose of the application is to create a 82-lot subdivision from a large metes and bounds parcel. A 50-lot subdivision was approved for the site at the Planning Commission's February 16, 2006 meeting. The current application proposes an increased number of lots, reduced lot sizes (reduced from approximately 17,400 square feet to approximately 8,100 square feet minimum depicted lot size), and additional areas for stormwater detention.

The site fronts Dawes Lane Extension, which has a 60-foot right-of-way, and Airport Road, a graded dirt road with a 30-foot right-of-way. Airport Road is illustrated on the Major Street plan with a 100-foot right-of-way; as such dedication sufficient to provide 50-feet from the centerline will be required (the preliminary plat appears to show sufficient dedication, but the dedication is labeled as 10-feet), as will 25-foot building setbacks along those frontages. Lots 42 and 43 should be denied direct access to Airport Road, while lots 1 and 82 should be denied direct access to Dawes Lane Extension. Furthermore, access to Airport Road for the entire subdivision should be denied until the road is improved to County Engineering standards.

The application involves the creation of new streets, street stubs, turnarounds, and traffic calming devices, which should be constructed and dedicated to County Engineering standards. The southern street stub should adjoin the Dawes Creek Subdivision street stub, as shown on the plat.

Detention and common areas are shown on the plat; these should be labeled and accompanied by a note on the final plat stating that their maintenance will be property owners' responsibility.

While the site is in the County, the applicant's engineer will be required to certify that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat, if approved.

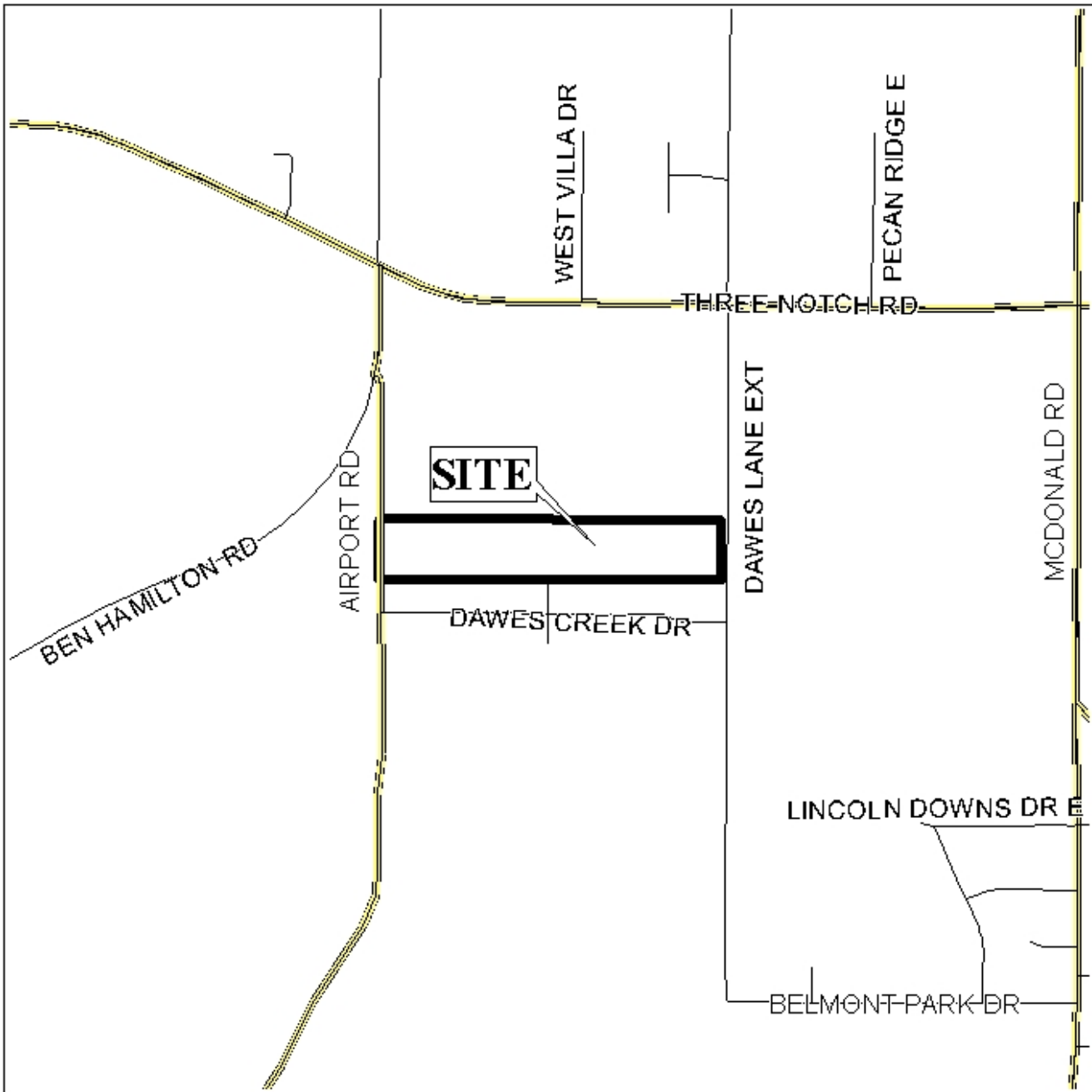
The plat has a label stating that the minimum lot size is 7,500 square feet, and that the actual smallest lot size depicted is 8,400 square feet; proposed lot 79 is labeled as being 8,183 square feet.

It should also be pointed out that the proposed lots 1 and 82 are less than 25 feet from the right-of-way edge of Dawes Lane Extension, thus a setback line should be required along the street side of these two lots to provide the equivalent of a 25-foot setback from the Dawes Lane Extension right-of-way.

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.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of right-of-way sufficient to provide 50-feet from the centerline of Airport Road; 2) the illustration of the 25-foot building setbacks from all streets, including the planned major street right-of-way dedication, and provision of a side yard setback for proposed Lots 1 and 82 to provide the equivalent of a 25-foot setback from the right-of-way edge of Dawes Lane Extension; 3) the placement of a note on the final plat stating that the site is denied access to Airport Road until it is constructed to County standards; 4) the placement of a note on the final plat stating that Lots 42 and 43 are denied direct access to Airport Road, and that Lots 1 and 82 are denied direct access to Dawes Lane Extension; 5) the construction of the new streets and traffic calming devices to County Engineering standards; 6) the connection of the southern street stub to the Dawes Creek stub, as shown on the plat; 7) the placement of a note on the final plat stating that maintenance of common and detention areas will be property owners' responsibility; 8) verification of the minimum and maximum lots sizes within the subdivision, and revision of the lot size notes on the plat if necessary; 9) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat; and 10) the placement of a note on the final plat stating that 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.

## LOCATOR MAP

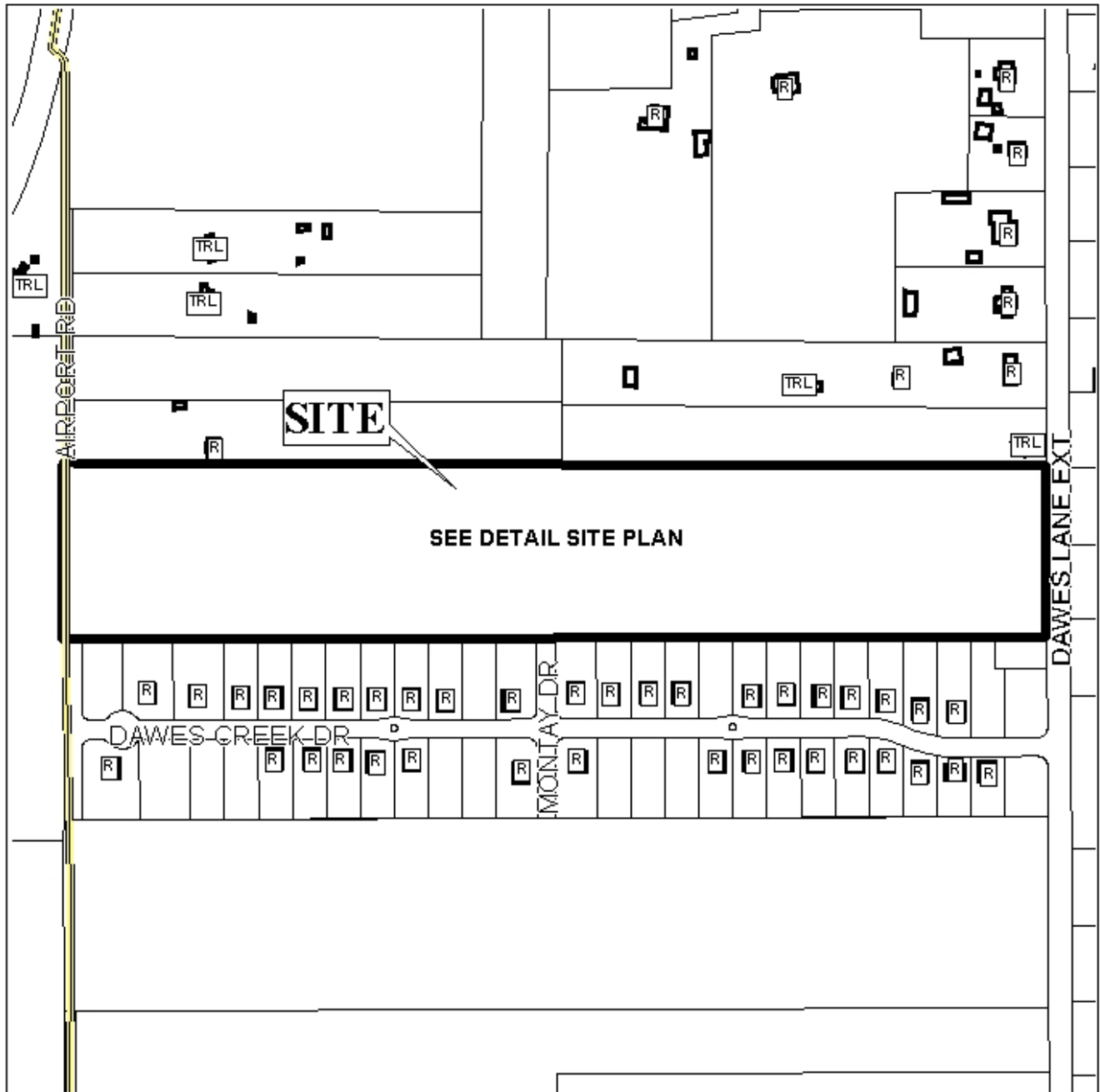


APPLICATION NUMBER 10 DATE November 2, 2006  
APPLICANT Dawes Oak Subdivision  
REQUEST Subdivision



NTS

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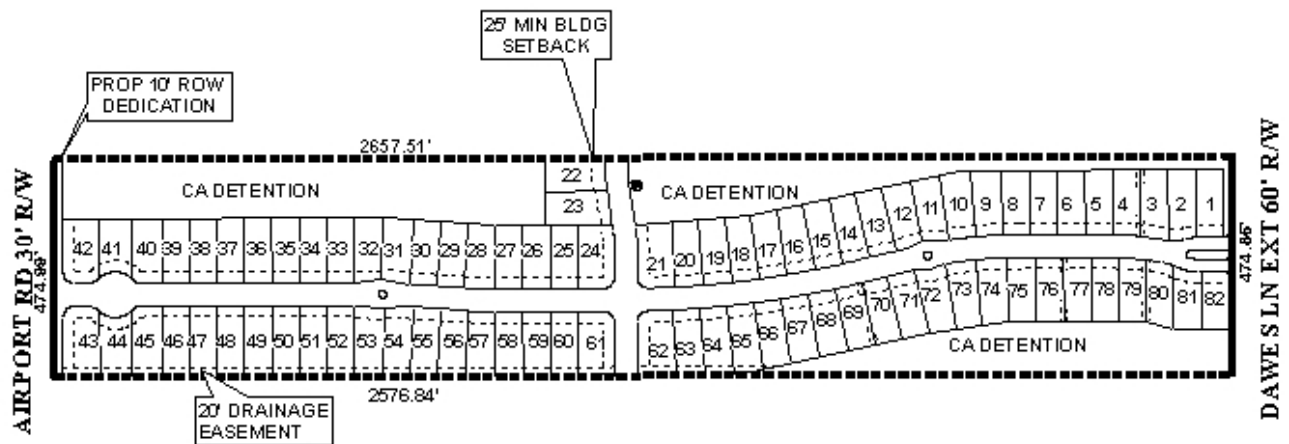
LEGEND

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



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# DETAIL SITE PLAN



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