

**DAWES LAKE ESTATES SUBDIVISION,**  
**RESUBDIVISION OF THE**  
**RESUBDIVISION OF LOT 29**

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

MAWSS Comments: MAWSS has only water services available.

The plat illustrates the proposed 1-lot, 0.5± acre subdivision which is located on the East side of Dawes Lakes Road South at the East terminus of Dawes Lake Boulevard. The subdivision is served by public water and public sanitary sewer.

The purpose of this subdivision is to combine a portion of subdivision common area with an existing legal lot of record, thus creating one legal lot of record.

The common area to be combined with the legal lot was originally part of said legal lot when the subdivision was first approved and recorded in 1998. In 2003, an application was submitted and approved which requested to divide the lot and make a portion common area for the subdivision. The current application is basically a reversal of the plat recorded in 2003 and will return the legal lot to its original state when it was recorded.

The plat depicts a 35-foot minimum building setback line along the existing lot frontage. The plat should be modified to reflect the 35-foot minimum building setback being extending into the common area that is proposed to become part of the lot.

A note exists on the plat addressing required buffers between commercially developed property and residentially developed property in compliance with section V.A.7. of the subdivision regulation. It is recommended that this note also be placed on the final plat.

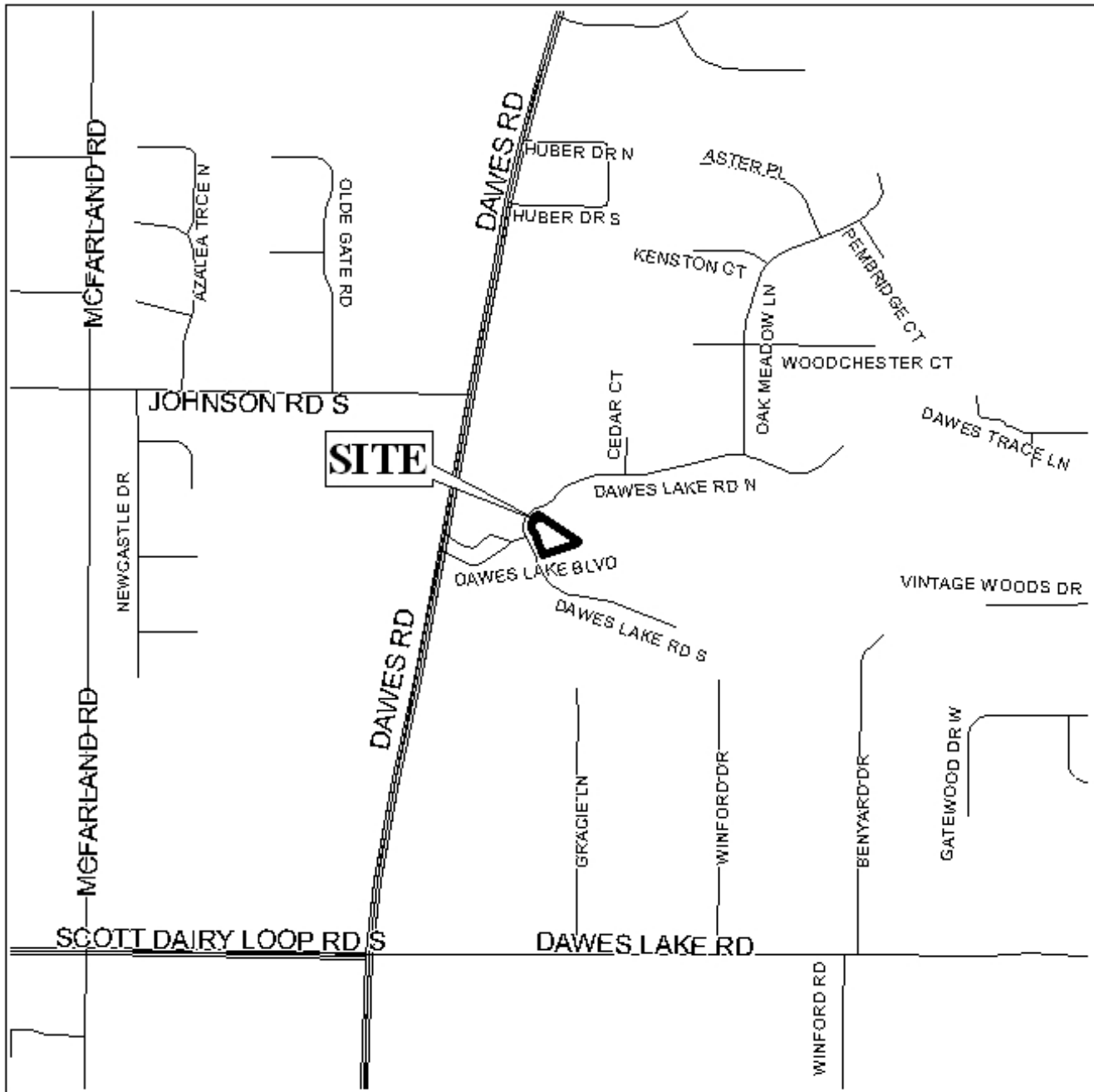
The site is in the County, nevertheless, compliance with the City of Mobile stormwater and flood control ordinances will be required. A note on the final plat requiring submission of a certification from a licensed engineer stating that development on the site will comply with the City of Mobile stormwater and flood control ordinances prior to issuance of permits should be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the final plat requiring submission of a certification from a licensed engineer stating that development on the site will comply with the City of Mobile stormwater and flood control ordinances prior to issuance of permits

- 2) 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.7. of the Subdivision Regulations;
- 3) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information; and
- 4) revision of the plat to reflect the 35-foot minimum building setback being extended along the entire frontage of the new lot.

# LOCATOR MAP



APPLICATION NUMBER 10 DATE June 7, 2007

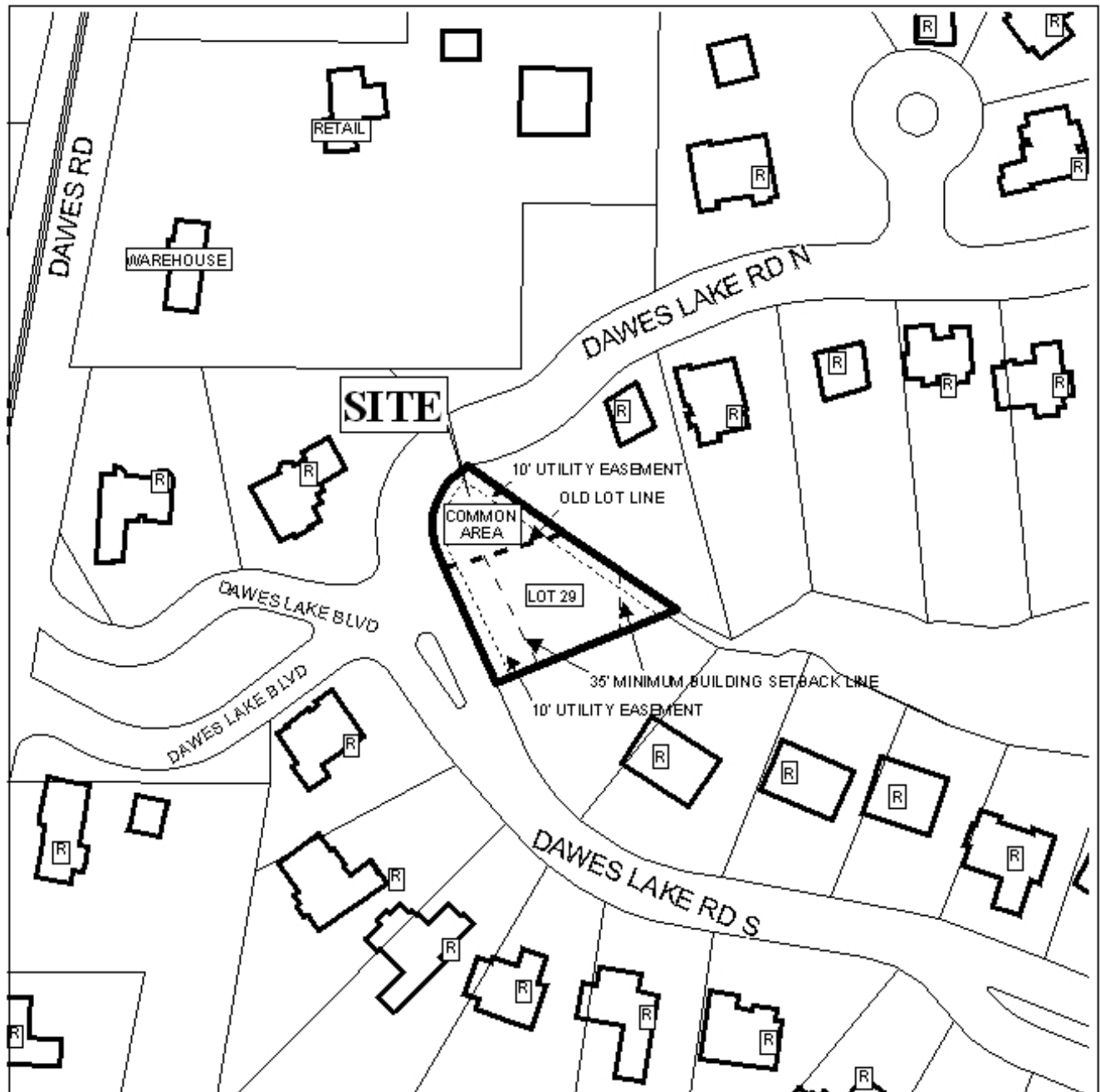
APPLICANT Dawes Lake Estate Subdivision, Resubdivision of the Resubdivision of Lot 29

REQUEST Subdivision



NTS

# DAWES LAKE ESTATES RESUBDIVISION OF THE RESUBDIVISION OF LOT 29



APPLICATION NUMBER 10 DATE June 7, 2007

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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