

## **WEBSTER CROSSINGS SUBDIVISION**

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

The plat illustrates the proposed 98 lot, 53.0 ± acres subdivision which is located on the Southeast corner of Dawes Road and McFarland Road, extending to the West terminus of Cochran Place Drive (private street). The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a 98-lot subdivision from a large metes and bounds parcel.

As shown on the plat, there is a note explaining that ownership of the property to the South is being disputed. As a result of this, the applicant has decided not to participate in the dispute and will depict the southern boundary of the site as a straight East-West line.

The site fronts Dawes Road, a planned major street and the existing right-of-way is shown as 80-feet; the Major Street Plan requires a 100-foot right-of-way. Therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Dawes Road should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that Lots 1, 10, 18, 27, 30, 42, 49, 50, 58, 75, 76, 83, 87, 92 and 93 (which are corner lots) are limited to one curb cut each, with the size, location and design to be approved by County Engineering and Lots 1 and 49 are denied access to Dawes Road should be required.

The subdivision involves the creation of new streets and a street stub extending to McFarland Road located on the Southwest boundary of the site. Therefore, all new streets are to be constructed and dedicated to meet County standards.

The proposed layout creates long “straight a ways” and traffic calming devices should be provided in the areas of Lots 36 and 61, and 45 and 54; exact location and design of the traffic calming devices to be approved by County Engineering.

As shown on the Detail Site Plan, the street located between Lots 41 and 42 dead-end into McFarland Road, thus the provision of a temporary turnaround should be required.

Retention areas are shown on the plat, thus a note should be placed on the final plat stating that maintenance of all retention areas will be the responsibility of the property owners.

This site is located in the County, thus a note should be placed 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.

The 25-foot minimum building setback lines are not shown, but would be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication of sufficient right-of-way to provide 50-feet from the centerline of Dawes Road; 2) the placement of a note on the final plat stating that Lots 1, 10, 18, 27, 30, 42, 49, 50, 58, 75, 76, 83, 87, 92 and 93 (which are corner lots) are limited to one curb cut each, with the size, location and design to be approved by County Engineering; 3) the placement of a note on the final plat stating that Lots 1 and 49 are denied access to Dawes Road; 4) the construction and dedication of new roads to County standards; 5) the provision of traffic calming devices in the areas of Lots 36 and 61, and 45 and 54; exact location and design of the traffic calming devices to be approved by County Engineering; 6) the provision of a temporary turnaround between Lots 41 and 42; 7) the placement of a note on the final plat stating that retention areas will be the responsibility of the property owners; 8) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and 9) the placement of the 25-foot minimum setback lines on the final plat.

## LOCATOR MAP



APPLICATION NUMBER 12 DATE January 5, 2006

APPLICANT Webster Crossing Subdivision

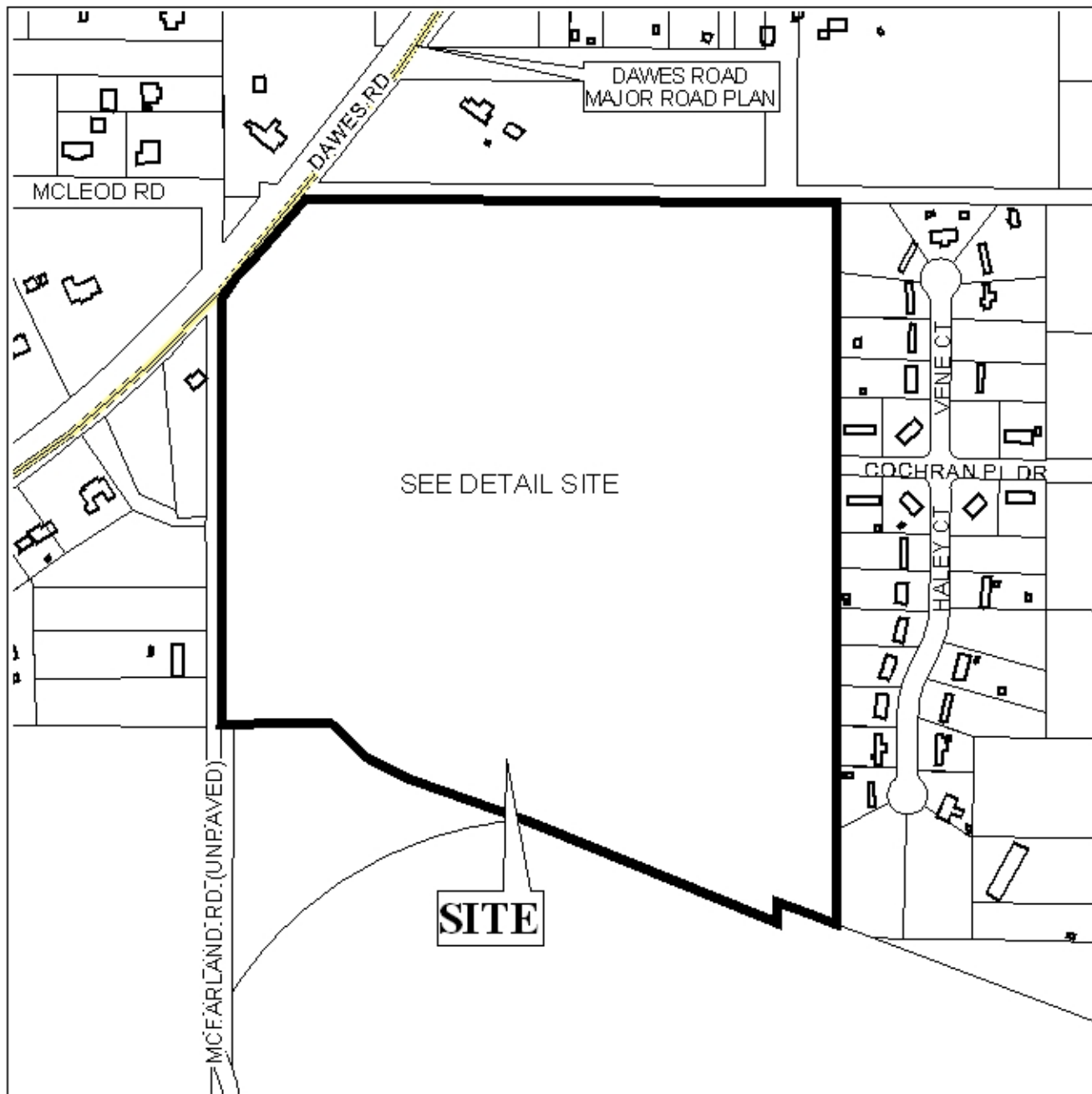
REQUEST Subdivison

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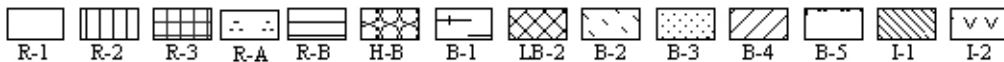
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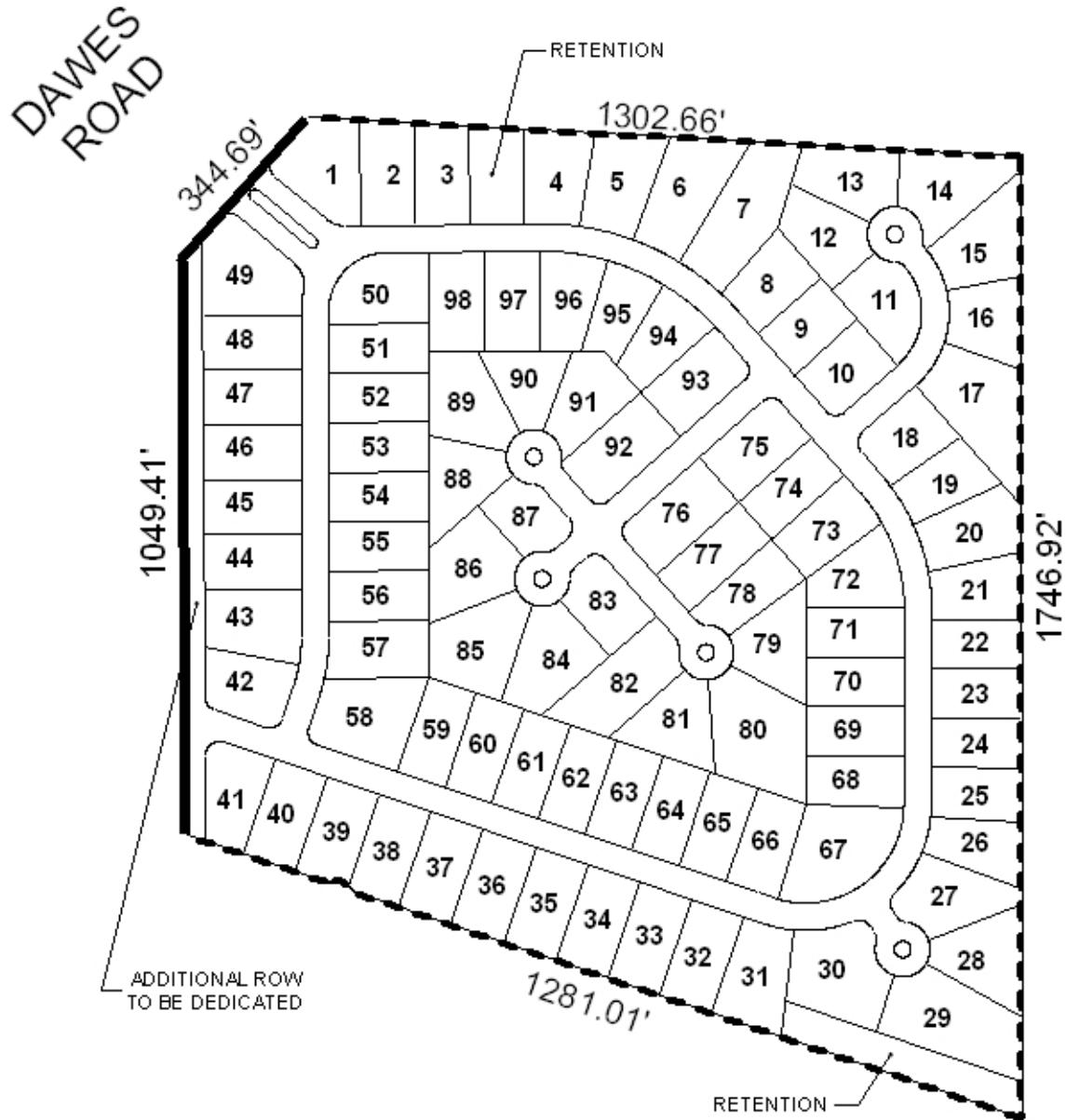


APPLICATION NUMBER 12 DATE January 5, 2006

LEGEND



## DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE January 5, 2006

APPLICANT Webster Crossing Subdivision

REQUEST Subdivison

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