

DAWSON POINT SUBDIVISION

Engineering Comments: The minimum finished floor elevation required on each lot affected by the x-shaded and/or AE flood zone on the final plat. A drainage easement will be required if any portion of this property conveys stormwater runoff from a COM maintained rights- of way. 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 numbers, size, 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 5 lot, 1.36 ± acres subdivision which is located on the terminus of Dawson Drive and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

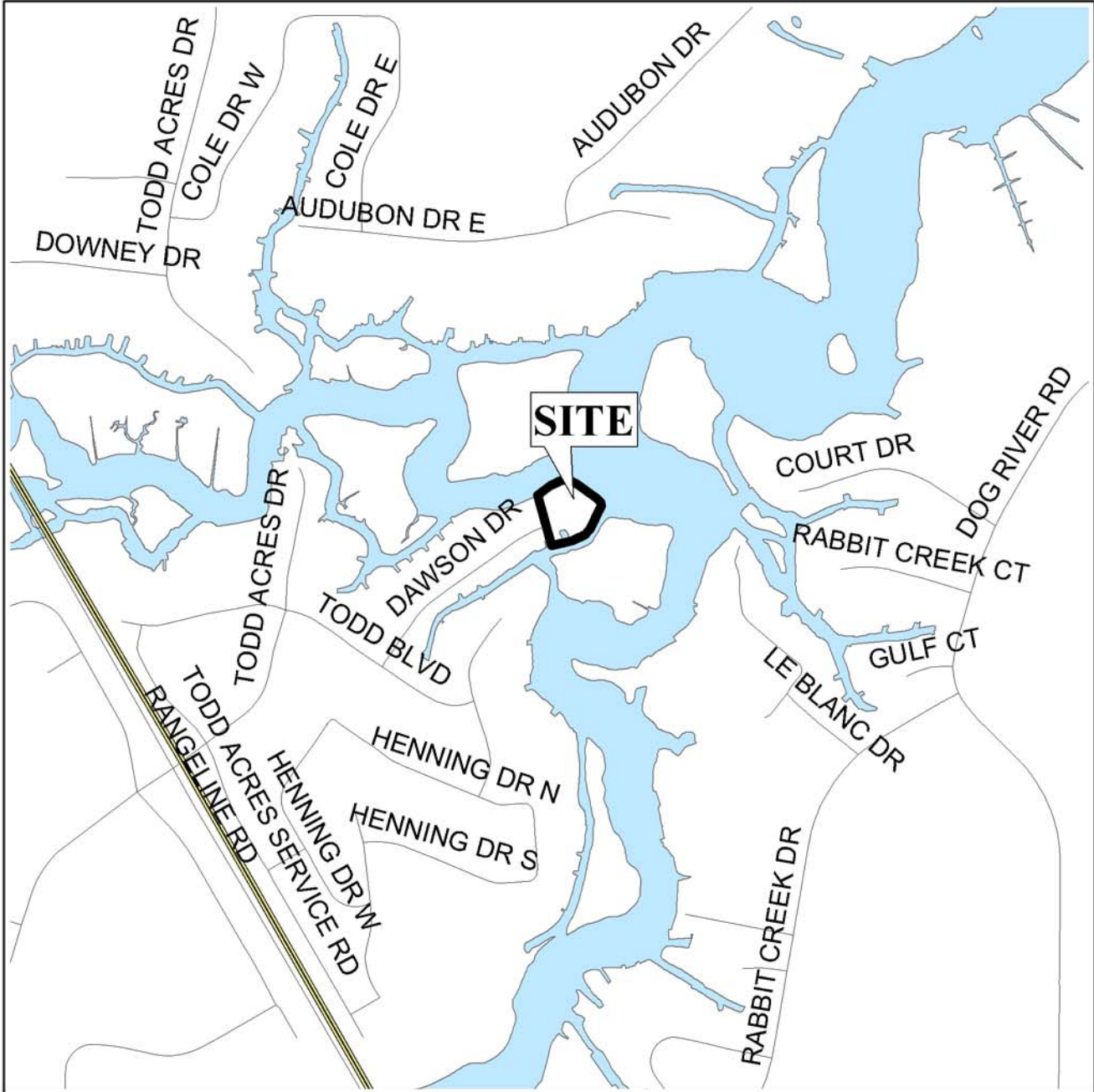
The purpose of this application is to combine two lots and a metes and bounds parcel into five lots.

As the site is along Rattlesnake Bayou and Rabbit Creek, 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.

Additionally, any new cul de sac for the site is to be dedicated and constructed to meet COM Standards.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; 2) dedication and construction of new cul de sac to meet COM Standards; and 3) full compliance with Engineering comments (*The minimum finished floor elevation required on each lot affected by the x-shaded and/or AE flood zone on the final plat. A drainage easement will be required if any portion of this property conveys stormwater runoff from a COM maintained rights- of way. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit*).

LOCATOR MAP



APPLICATION NUMBER 13 DATE September 15, 2005

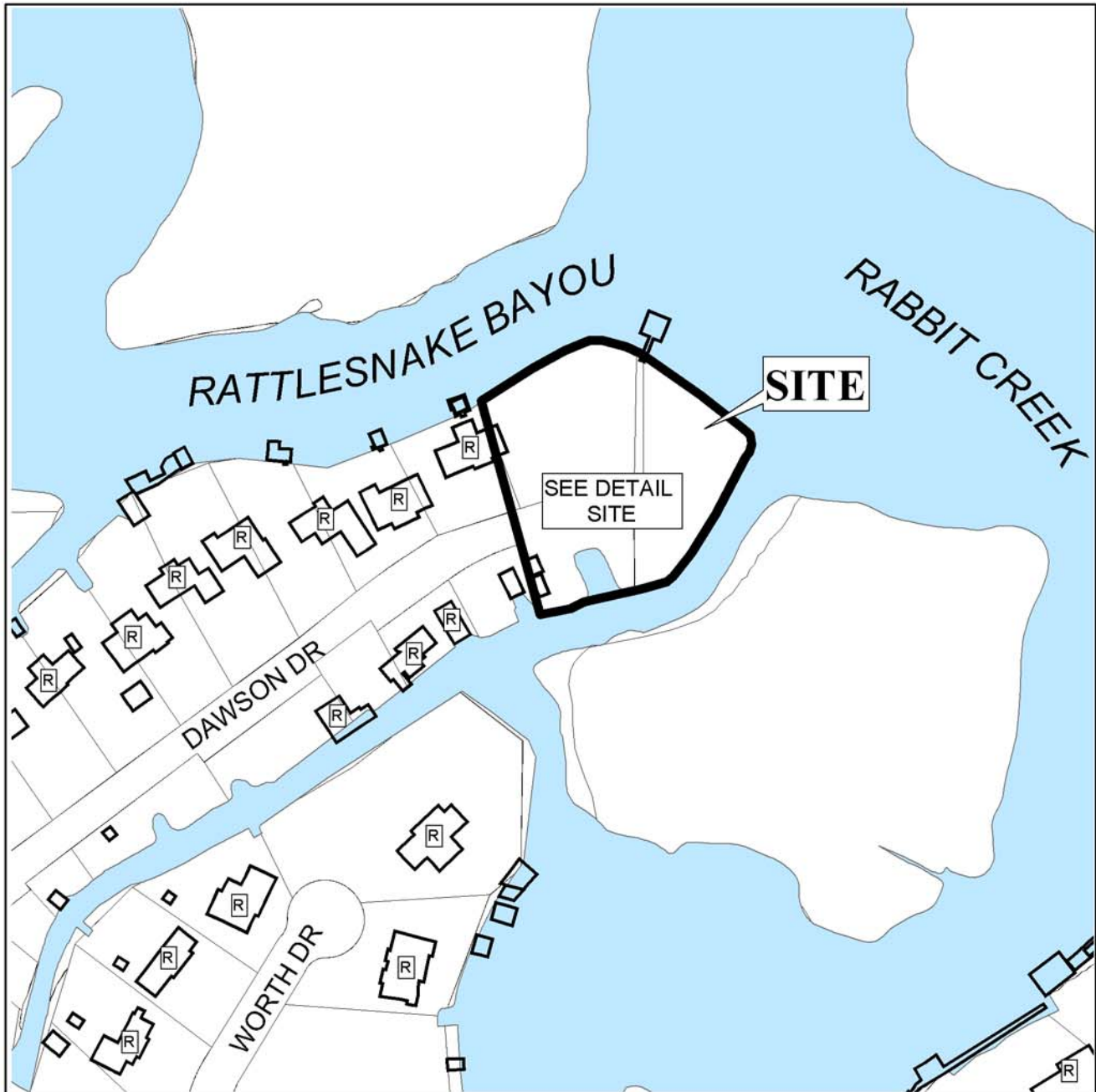
APPLICANT Dawson Point Subdivision

REQUEST Subdivision



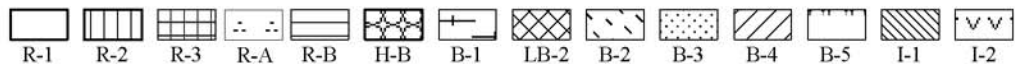
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DAWSON POINT SUBDIVISION

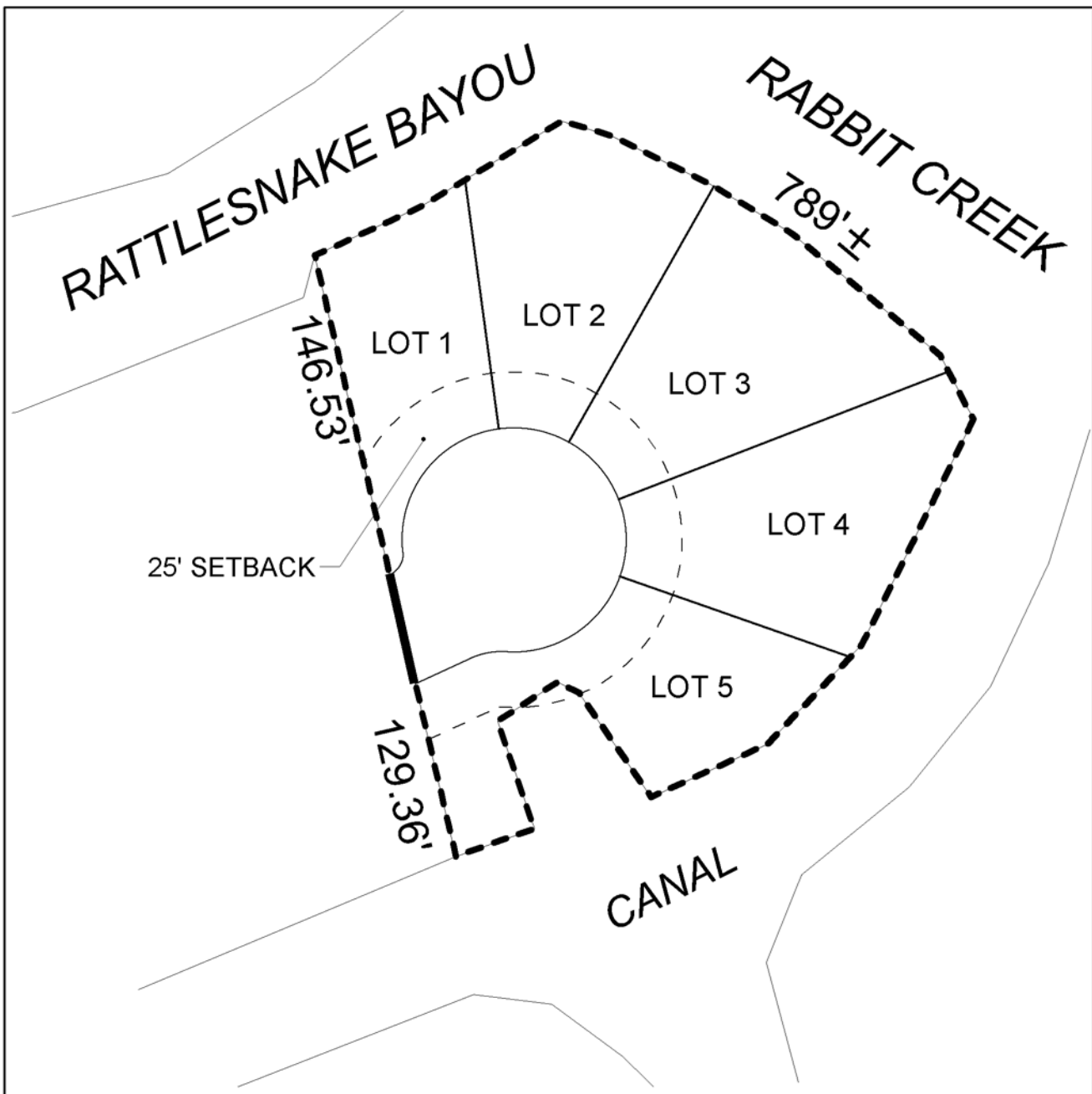


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LEGEND



DETAIL SITE PLAN



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