

DLM SUBDIVISION, **RESUBDIVISION OF LOTS 2 AND 3**

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

The plat illustrates the proposed 2 lot, 1.3 ± acre subdivision which is located on the West side of Dawes Road, 180'± North of Cottage Hill Road, and extending West and South to Cottage Hill Road. The applicant states that the subdivision is served by public water and sanitary sewer, however, MAWSS cannot yet guarantee available capacity for this location.

The purpose of this application is to resubdivide two lots and one parcel into two lots. The two existing lots were approved by the Planning Commission at the February 6, 1997 meeting. The site is currently undeveloped.

The site fronts Cottage Hill and Dawes Roads, both proposed major streets with adequate rights-of-way. Due to the limited frontage of each lot and the status of the roads as major streets, access management is a concern. Each proposed lot should be limited to one curb-cut each, with the size, design and location to be approved by the Mobile County Engineering Department.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat, if approved.

While the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed on the final plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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.

Finally, the proposed shape of Lots 2 and 3 will result in Lot 3 having a triangular “sliver” that may create an unusable and hard to maintain area for the lot. The plat should be modified so that the sliver condition is eliminated, unless there is a compelling reason to create such an odd shape for proposed Lot 3.

Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that Lots 2 and 3 are limited to one curb-cut each, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department;

- 2) placement of a note on the final plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 3) revision of the property line between Lots 2 and 3 to eliminate the “sliver” condition, and the recalculation and relabeling of each lot with its size in square feet, or provision of a table on the plat with the same information;
- 4) revision of the plat to depict the 25-foot minimum building setback line; and
- 5) 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.

LOCATOR MAP



APPLICATION NUMBER 15 DATE June 7, 2007

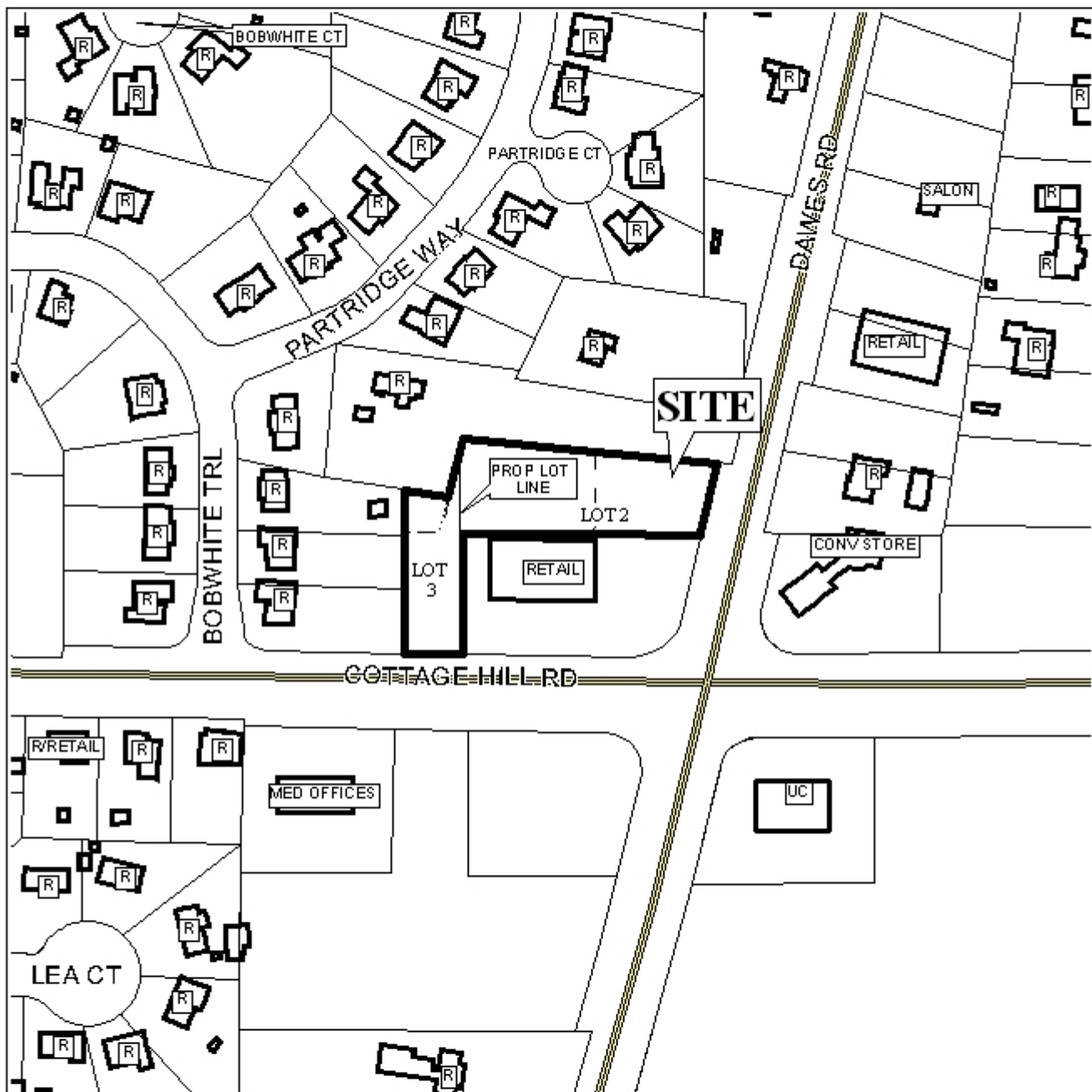
APPLICANT DLM Subdivision, Resubdivision of Lots 2 and 3

REQUEST Subdivision



NTS

DLM SUBDIVISION, RESUBDIVISION OF LOTS 2 AND 3



APPLICATION NUMBER 15 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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