

GATEWOOD ESTATES SUBDIVISION

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

The plat illustrates the proposed 37 lot, 19.5 acre \pm subdivision which is located on the west side of Dawes Lake Road East, 270 feet \pm south of Vintage Woods Drive. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a 37-lot subdivision from one parcel. The proposed lots will generally be 15,000 square feet in size.

The site fronts onto Dawes Lake Road East, a minor street with an existing and adequate right-of-way of 60 feet. Because the proposed subdivision will result in 37 lots, access management is a concern. A note should be placed on the Final Plat stating that lots 21, 22 and 37 are denied direct access to Dawes Lake Road East.

Due to the length of the proposed street within the subdivision, traffic calming measures may be appropriate. Furthermore, per Section V.B.1. of the Subdivision Regulations, a street stub to the south may be appropriate, as there is a mostly undeveloped parcel of approximately 17 acres located to the south of the subdivision site.

A 100-foot wide Alabama Power Company easement bisects the subdivision site. A note should be placed on the Final Plat, if approved, stating that no permanent structures may be constructed within the easement.

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

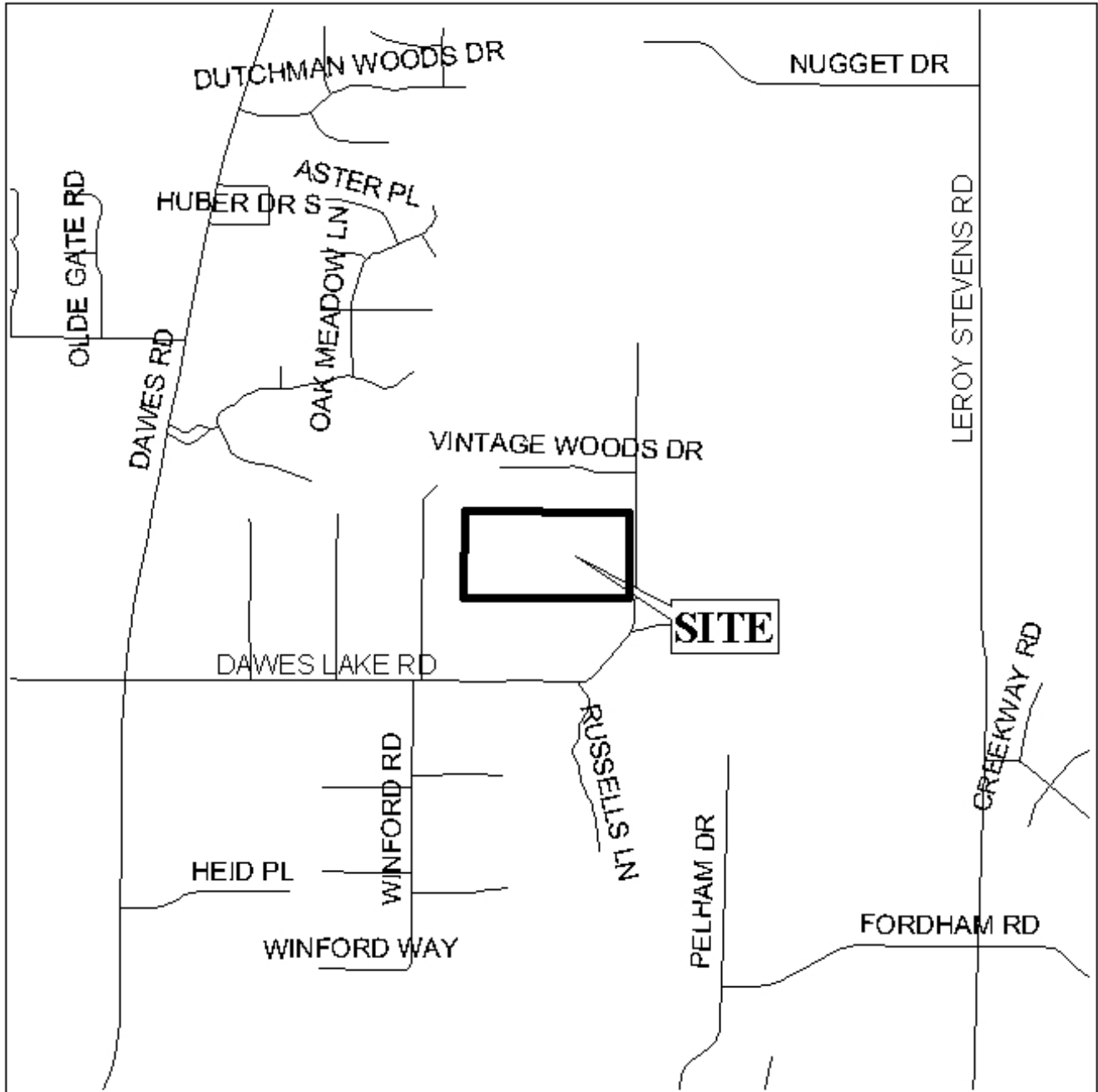
This site is located in Mobile County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

Two detention basins are proposed for the subdivision. A note should be placed on the Final Plat, if approved, stating that maintenance of the detention basin common areas, and any other common areas, are the responsibility of the subdivision's property owners.

The plat is recommended for Tentative Approval, subject to the following conditions: 1) construction and dedication of the proposed street; 2) provision of a street stub to the south, per the requirements of Section V.B.1. of the Subdivision Regulations; 3) placement of a note on the Final Plat stating that lots 21, 22 and 37 are denied direct access to Dawes Lake Road East; 4) provision of traffic calming devices, with the size, design and location to be approved by County Engineering; 5) placement of a note on the Final Plat stating that no permanent structures may be constructed within the Alabama Power Company easement; 6) placement of a note on the Final

Plat stating that the storm water detention basins / common areas must be maintained by property owners; 7) depiction of the 25-foot minimum building setback line, and; 8) 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;

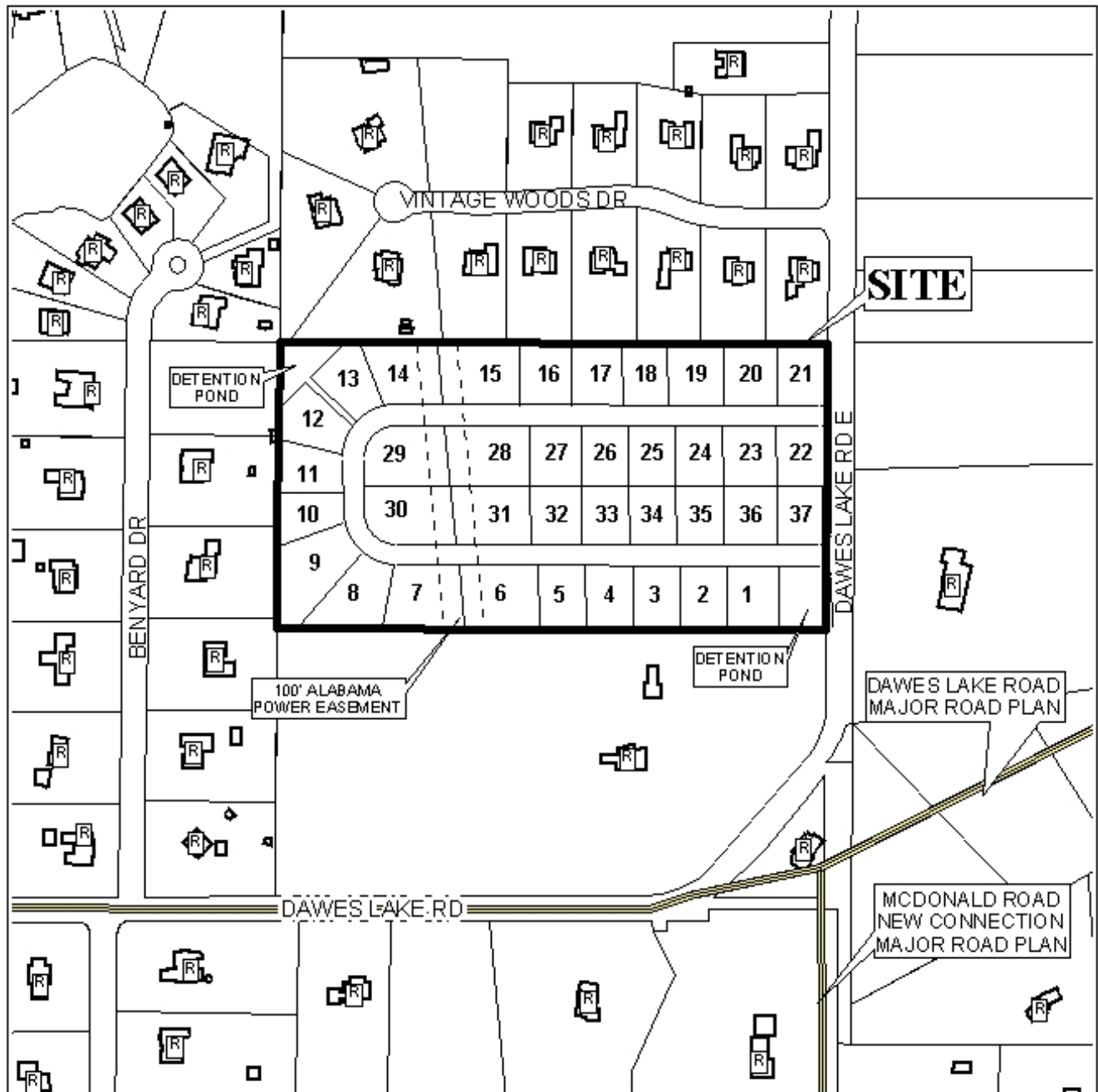
LOCATOR MAP



APPLICATION NUMBER 16 DATE August 18, 2005
APPLICANT Gatewood Estates Subdivision
REQUEST Subdivision



GATEWOOD ESTATES SUBDIVISION



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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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