

## **HOLDOVER**

*Revised*

# **DAWES HEIGHTS SUBDIVISION, RESUBDIVISION OF LOT 1**

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

The plat illustrates the proposed 2 lot, 0.3 ± acre subdivision which is located on the West side of Dawes Road, 140' ± North of Augusta Drive. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to resubdivide one lot into two legal lots.

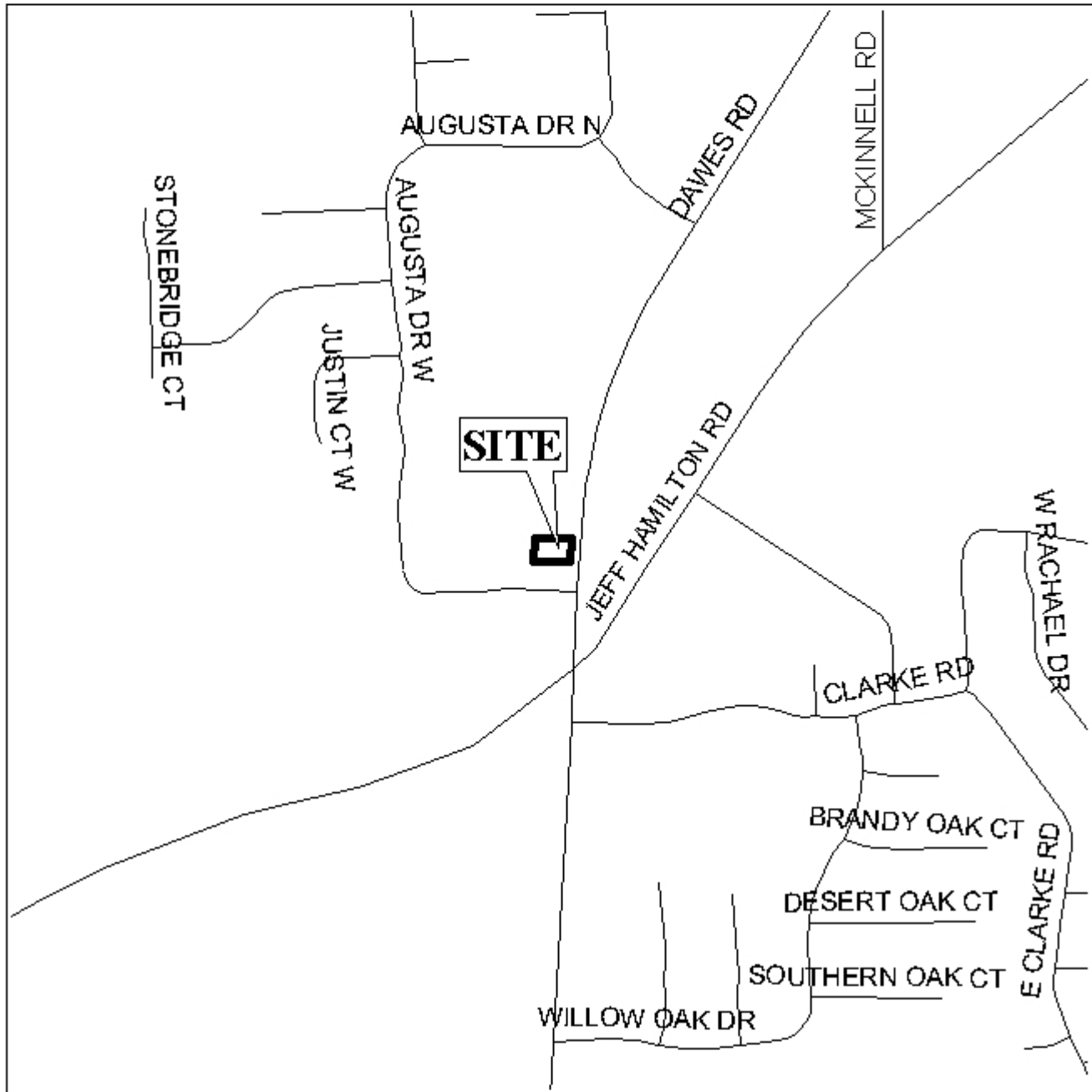
The site fronts Dawes Road, a planned major street and the existing right-of-way is shown as 80-feet; the Major Street Plan requires a 100-foot right-of-way. Therefore, the provision of a 75-foot setback (which includes the required 25-foot minimum building setback) from the centerline of Dawes Road, to provide for the right-of-way of the planned major street, should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Dawes Road, with the size, location and design to be approved by County Engineering, should be required.

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.

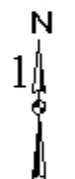
With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of Dawes Road; 2) the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Dawes Road with the size, location and design to be approved County Engineering; and 3) 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.

*This application was heldover from the Commission's December 16<sup>th</sup> meeting until the January 6<sup>th</sup> meeting at the applicant's request. The applicant has submitted a revised site plan illustrating required building code setbacks between the two existing structures, a minimum of 25-feet of frontage for Lot 2, and adequate area for both lots. It should be noted that a waiver of Section V.D.3. (width to depth ratio) would be required for Lot 2. With modifications and a waiver of Section V.D.3., the plat will meet minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of Dawes Road; 2) the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Dawes Road with the size, location and design to be approved County Engineering; and 3) 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.*

## LOCATOR MAP



APPLICATION NUMBER Holdover DATE January 6, 2004  
APPLICANT Dawes Heights Subdivision, Resubdivision of Lot 1  
REQUEST Subdivision



NTS

# DAWES HEIGHTS SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER Holdover DATE January 6, 2004

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

N  
NTS