

DAWES LAKE TRACE SUBDIVISION

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

The plat illustrates the proposed 10± acre, 18 lot subdivision which is located on the West side of Dawes Lake Road East, at its North terminus. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to remove conditions of approval. The original approval, in November 2004, subject to the following conditions:

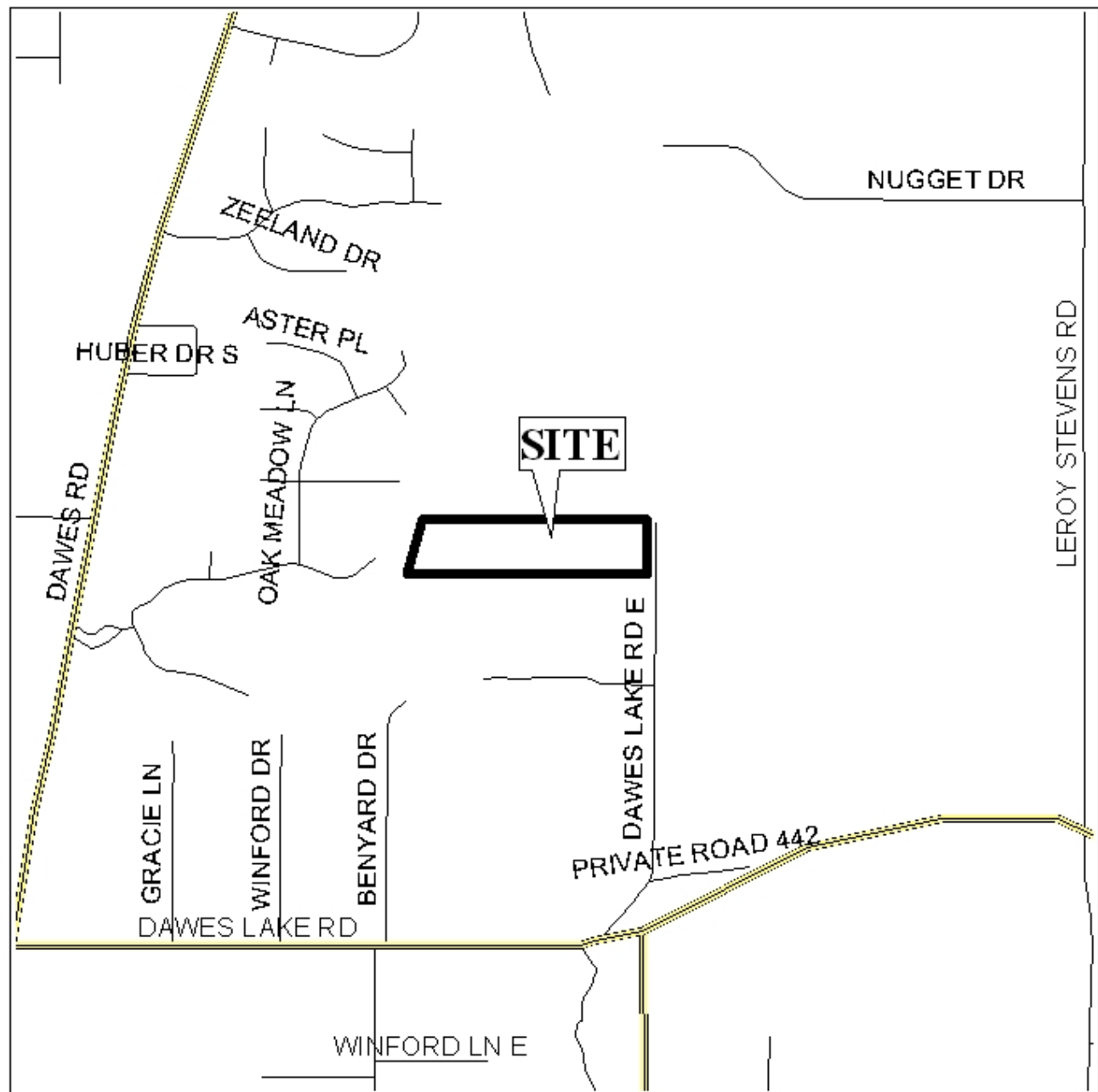
1. the provision of a traffic calming device in the area of Lots 5 and 15;
2. the provision of a temporary turnaround between Lots 12 and 13;
3. the provision of a street stub to the North; and
4. the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision.

The applicant is requesting that conditions one and two be removed. Condition one requires the provision of a traffic calming device in the area of lots 5 and 15. The only traffic calming device acceptable to Mobile County is a traffic circle. Given the configuration of the subdivision a traffic circle may not be practicable. Additionally, the street in question is only approximately 800' in length from Dawes Lake Road to the street stub to the South. Thus a calming device may not be necessary.

Condition two requires a temporary turn around at the street stub to the South. Recently an application was approved by the Commission for a subdivision whose access is via that street stub. Therefore, a temporary turn around would be unnecessary.

Based on the preceding, it is recommended that the request to remove conditions one and two be approved, and the plat granted Tentative Approval subject to the following conditions: 1) the provision of a street stub to the North; and 2) the 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.

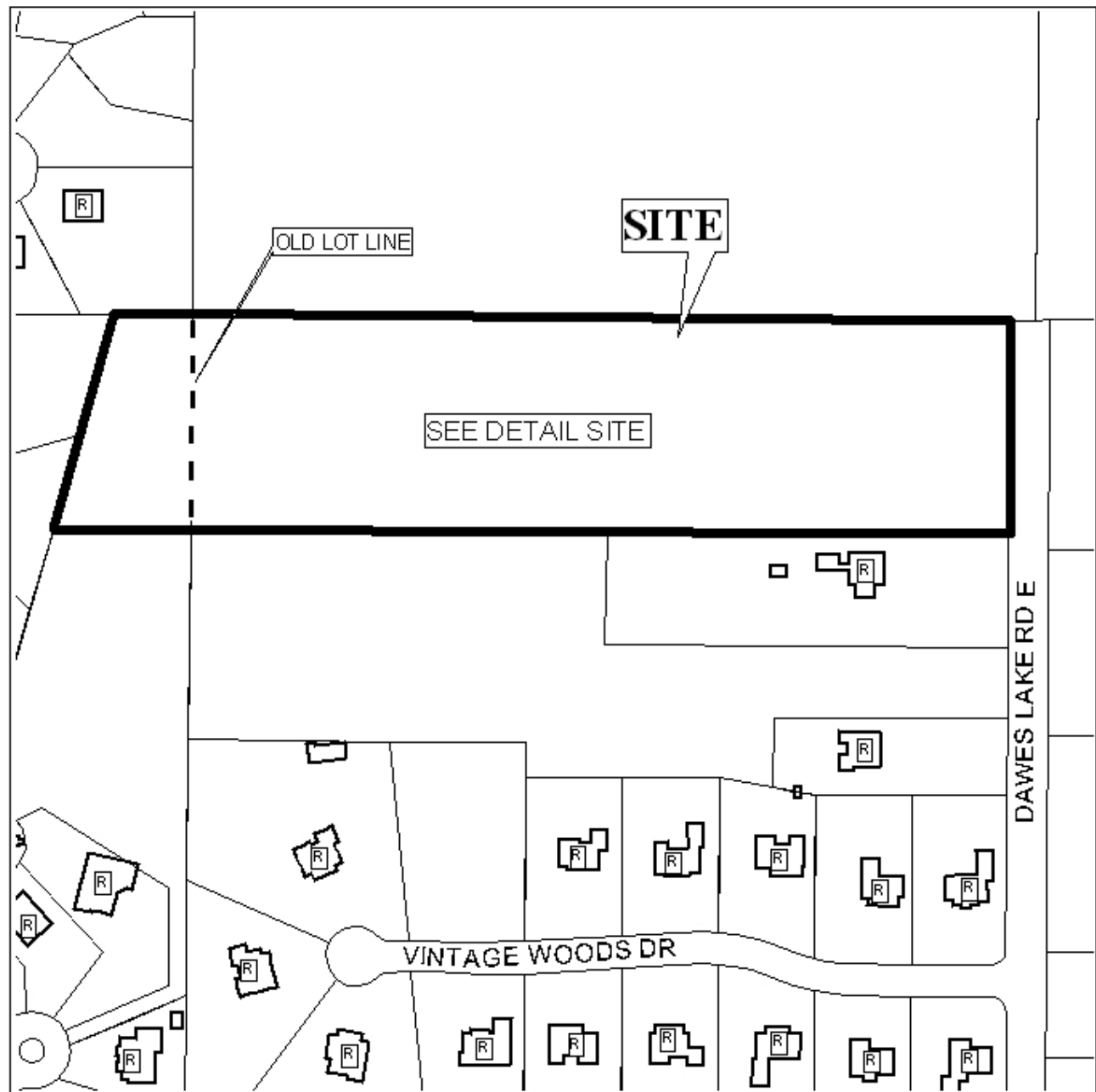
LOCATOR MAP



APPLICATION NUMBER 10 DATE December 15, 2005
APPLICANT Dawes Lake Trace Subdivision
REQUEST Subdivision

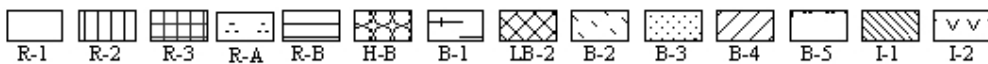


DAWES LAKE TRACE SUBDIVISION



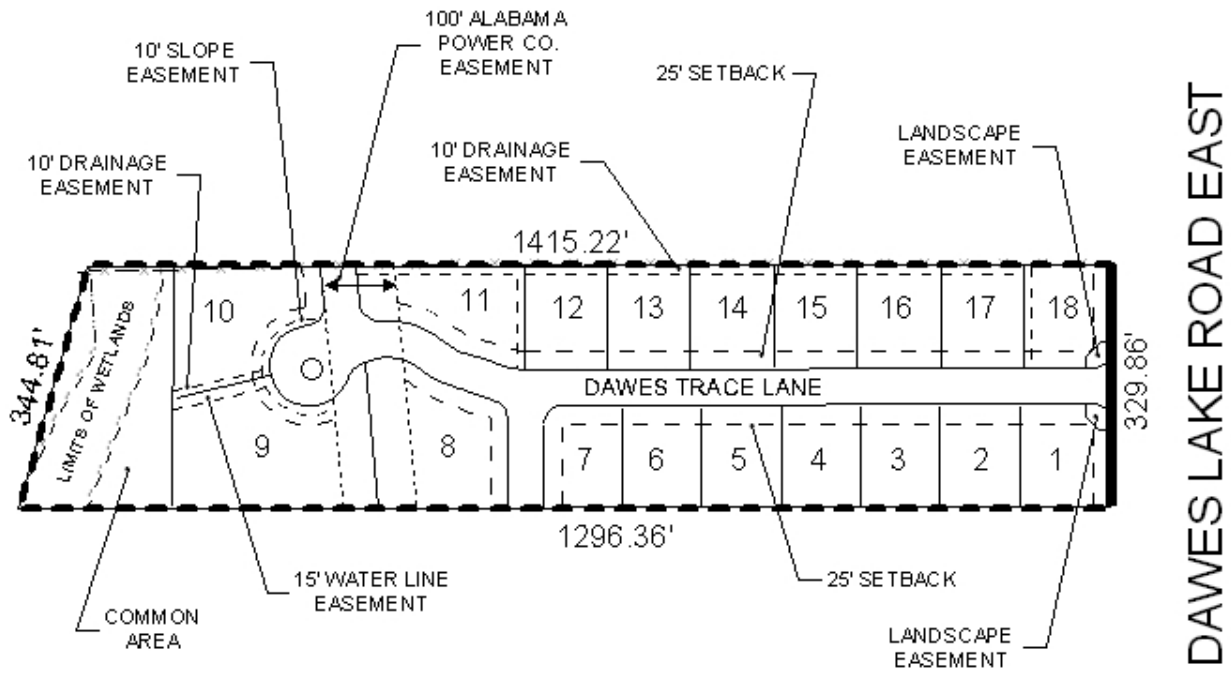
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LEGEND



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DETAIL SITE PLAN



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APPLICANT Dawes Lake Trace Subdivision
REQUEST Subdivision

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NTS