

DIX SUBDIVISION

UNIT THREE

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

Mobile Area Water and Sewer Systems Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 4.8± acre, 1 lot subdivision, which is located on the West side of Dawes, 200'± South of Cottage Hill Road, extending to the South side of Cottage Hill Road, 250'± West of Dawes Road – within the planning jurisdiction. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create one legal lot of record from two metes and bounds parcels.

To the North, the site fronts Cottage Hill Road, a major street with sufficient right-of-way. To the East, the site fronts Dawes Road, also a major street with sufficient right-of-way for most of its frontage. The applicant is dedicating 20' of right-of-way along the Southern 200' of the Dawes Road frontage. With this, the site will comply with Section V.B.14. of the Subdivision Regulations. No additional dedication is required.

The proposed lot has approximately 105' of frontage along Cottage Hill Road and 413' of frontage along Dawes Road. As a means of access management, a note should be placed on the final plat stating that the subdivision is limited to one curb cut to Cottage Hill Road and two curb cuts to Dawes Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the final plat to label the lot with its size in square feet and acreage, or provide a table on the plat with the same information.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

The site is located in the county. Therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of 20' of right-of-way along the Southern 200' of Dawes Road frontage, as illustrated on the plat;
- 2) placement of a note stating that the subdivision is limited to one curb cut to Cottage Hill Road and two curb cuts to Dawes Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 3) revision of the plat to label the lot with its size in square feet and acreage, or the provision of a table on the final plat with the same information;
- 4) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 5) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and
- 6) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.

LOCATOR MAP



APPLICATION NUMBER 20 DATE October 16, 2008

APPLICANT Dix Subdivision, Unit Three

REQUEST Subdivision

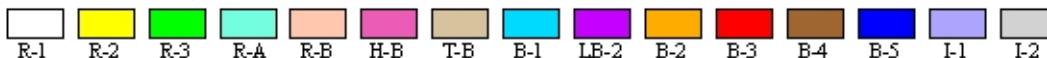


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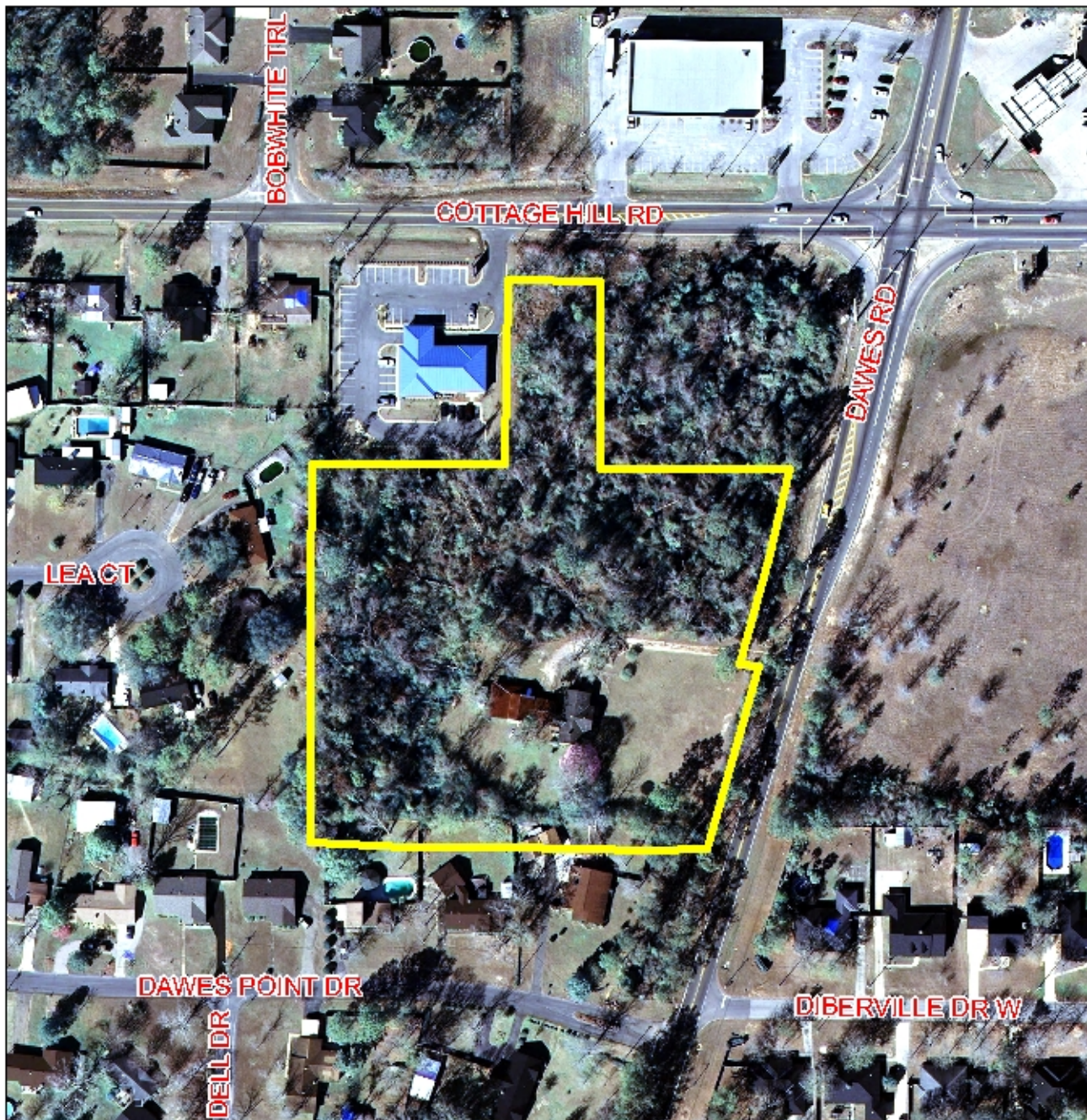


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LEGEND



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