

MORGAN OAKS SUBDIVISION

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

The plat illustrates the proposed 7.6 ± acres, 1 lot subdivision which is located on the South side of Dawes Road, 900'± East of Wear Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create a one-lot subdivision from an approximate 192-acre tract labeled “future development”, which consists of multiple metes and bound parcels. It should be noted that in the future, when this 192-acre parcel is subdivided, it must be brought to the Planning Commission for approval.

Dawes Road, which has an existing right-of-way of 80-feet, is shown as a major street on the Major Street Plan, and as such requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline should be required. The site is in the path of the March Road Extension as illustrated on the Major Street Plan. Therefore, the provision of a 75-foot setback from the half section line, to provide for the future right-of-way of the planned major street (which includes the required 25-foot minimum building setback), should be required.

As the site is located on a major street, the placement of a note on the final plat stating that the site is limited to one curb cut 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.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Dawes Road; 2) the provision of a 75-foot setback from the half section line to provide for the future right-of-way of March Road Extension, a planned major street (which includes the required 25-foot minimum building setback); 3) the placement of a note on the final plat stating that the site is limited to one curb cut to Dawes Road with the size, location, and design to be approved by County Engineering; and 4) the placement of a note on the final plat stating that if any property is developed commercially and adjoins residential property will provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations.

