

DAWES CREEK SUBDIVISION

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

The plat illustrates the proposed 29.0 ± acres, 54 lot subdivision which is located on West side of Dawes Lane Extension, 4/10 mile ± South of Three Notch Road, extending to the East side of Airport Road, 3/10 mile ± South of Ben Hamilton Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide a metes and bounds parcel into 54 lots.

Airport Road, which is unpaved and has an existing right-of-way of 60-feet, is shown as a major street on the Major Street Plan, and as such requires a 100-foot right-of-way; therefore, dedication of sufficient right-of-way to provide 50-feet from the centerline should be required. As a means of access management, the subdivision should be denied access to Airport Road until it is improved to County standards.

As proposed, the street would be approximately 2,600' in overall length. However, the applicant is providing street stubs to the North and South, located at the approximate midsection of the proposed street. Due to the proposed street length, the provision of two traffic-calming devices (one between Dawes Lane Extension and the street stub and one between street stub and Airport Road) with the location and design to be approved by County Engineering should be required.

As proposed, Lots 1 and 54 have frontage along Dawes Lane Extension and the new street and Lots 27 and 28 have frontage along Airport Road and the new street; therefore, the placement of a note on the final plat stating that Lots 1 and 54 are denied direct access to Dawes Lane Extension and Lots 27 and 28 are denied direct access to Airport Road should be required.

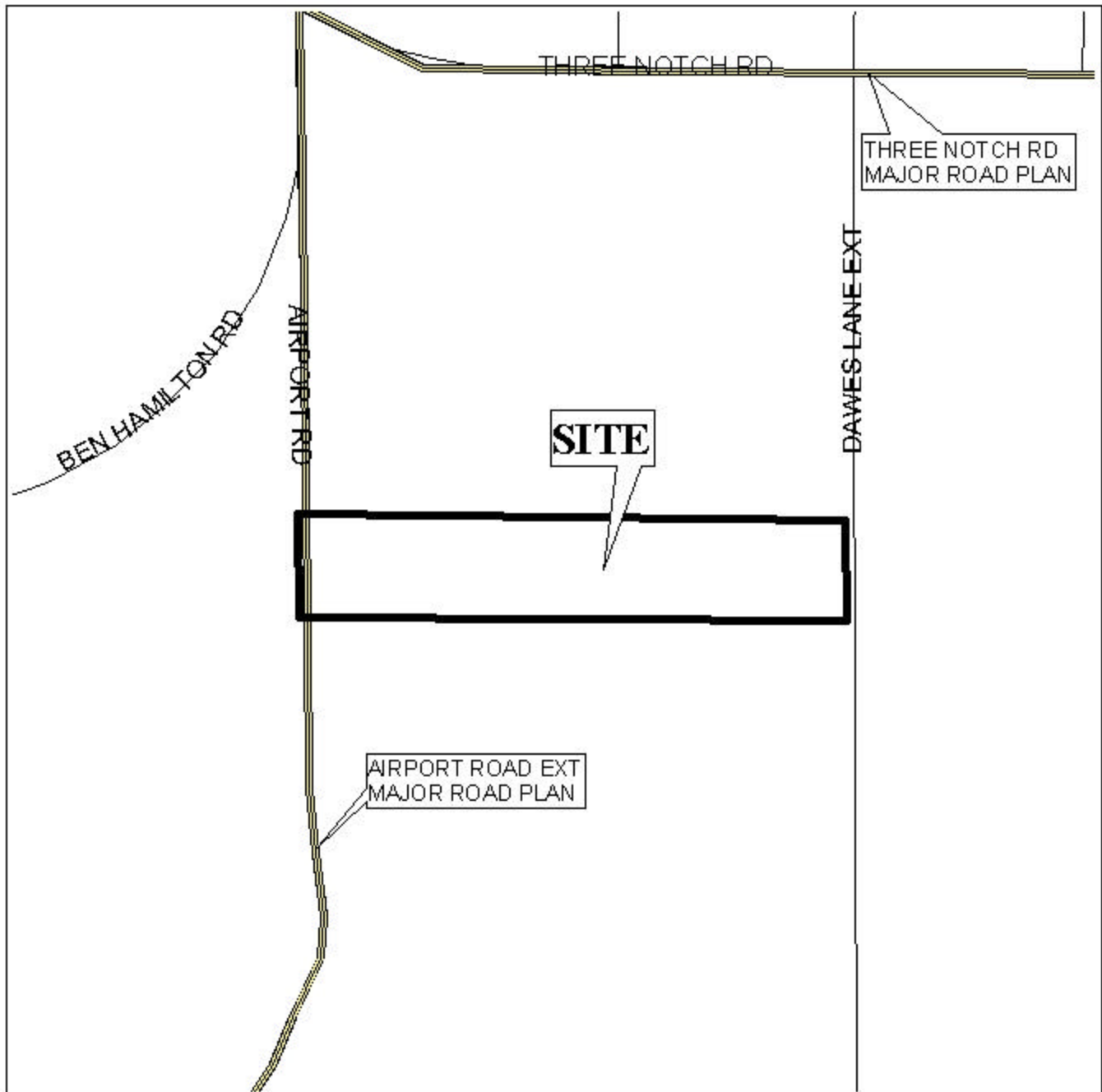
There is an area labeled for detention but not labeled as a common area; therefore, a note identifying this area as detention, as well as a note stating that the maintenance of the common area is the responsibility of the property owners, should be required on the final plat.

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 Airport Road; 2) the placement of a note on the final plat stating that the subdivision is denied access to Airport Road until it is constructed to County standards; 3) the placement of a note on the final plat stating that Lots 1 and 54 are denied direct access to Dawes Lane Extension; 4) the placement of a note on the final plat stating that Lots 27 and 28 are denied direct access to Airport Road; 5) the area labeled as detention also be labeled as common area; 6) placement of note stating that the maintenance of all common

areas is the responsibility of the property owners; and 7) the placement of a note on the final plat stating that if any property is developed commercially and adjoins residential property, a buffer will be provided in compliance with Section V.A.7. of the Subdivision Regulations.

LOCATOR MAP



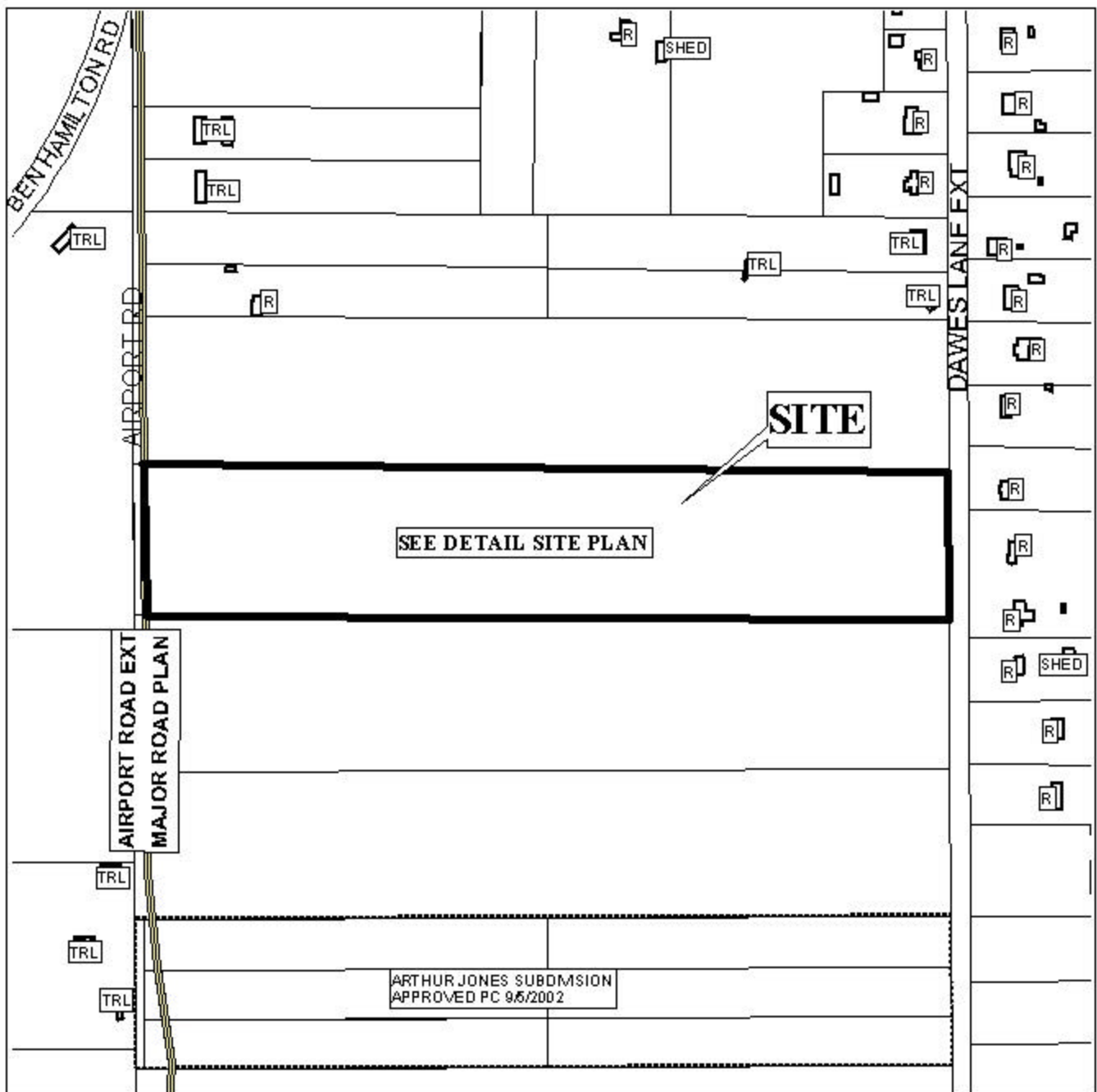
APPLICATION NUMBER 9 DATE May 1, 2003

APPLICANT Dawes Creek Subdivision

REQUEST Subdivision



DAWES CREEK SUBDIVISION

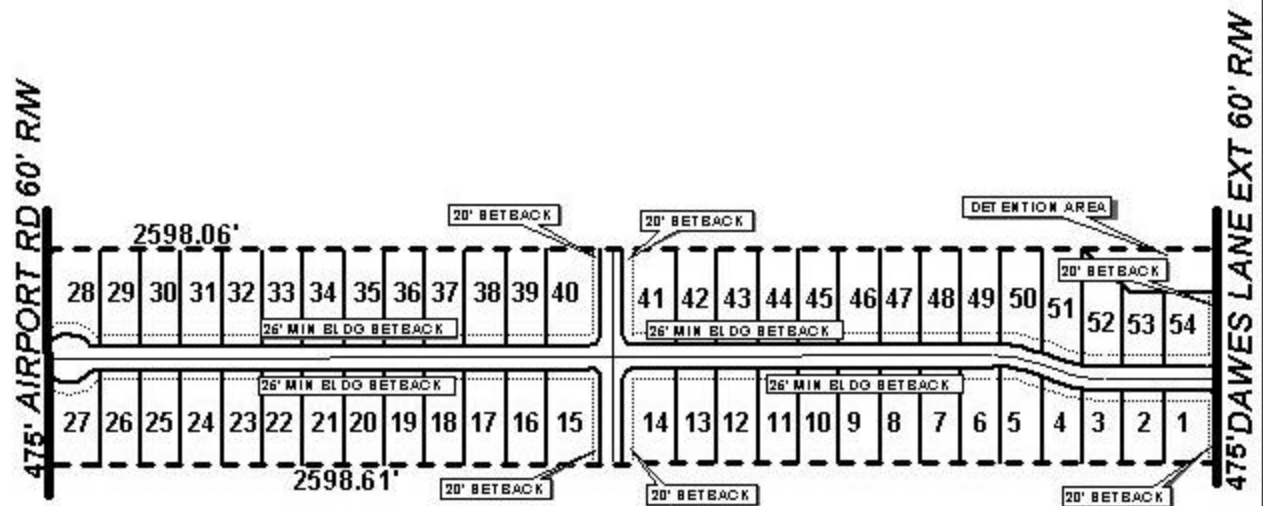


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LEGEND



DETAIL SITE PLAN



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APPLICANT Dawes Creek Subdivision

USE/REQUEST Subdivision

