

DAWES LAKE TRACE SUBDIVISION

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

The plat illustrates the proposed 18 lot, 10.0 \pm acres subdivision which is located on the West side of Dawes Lake Road East at its North terminus. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a large metes and bounds parcel into 18 lots.

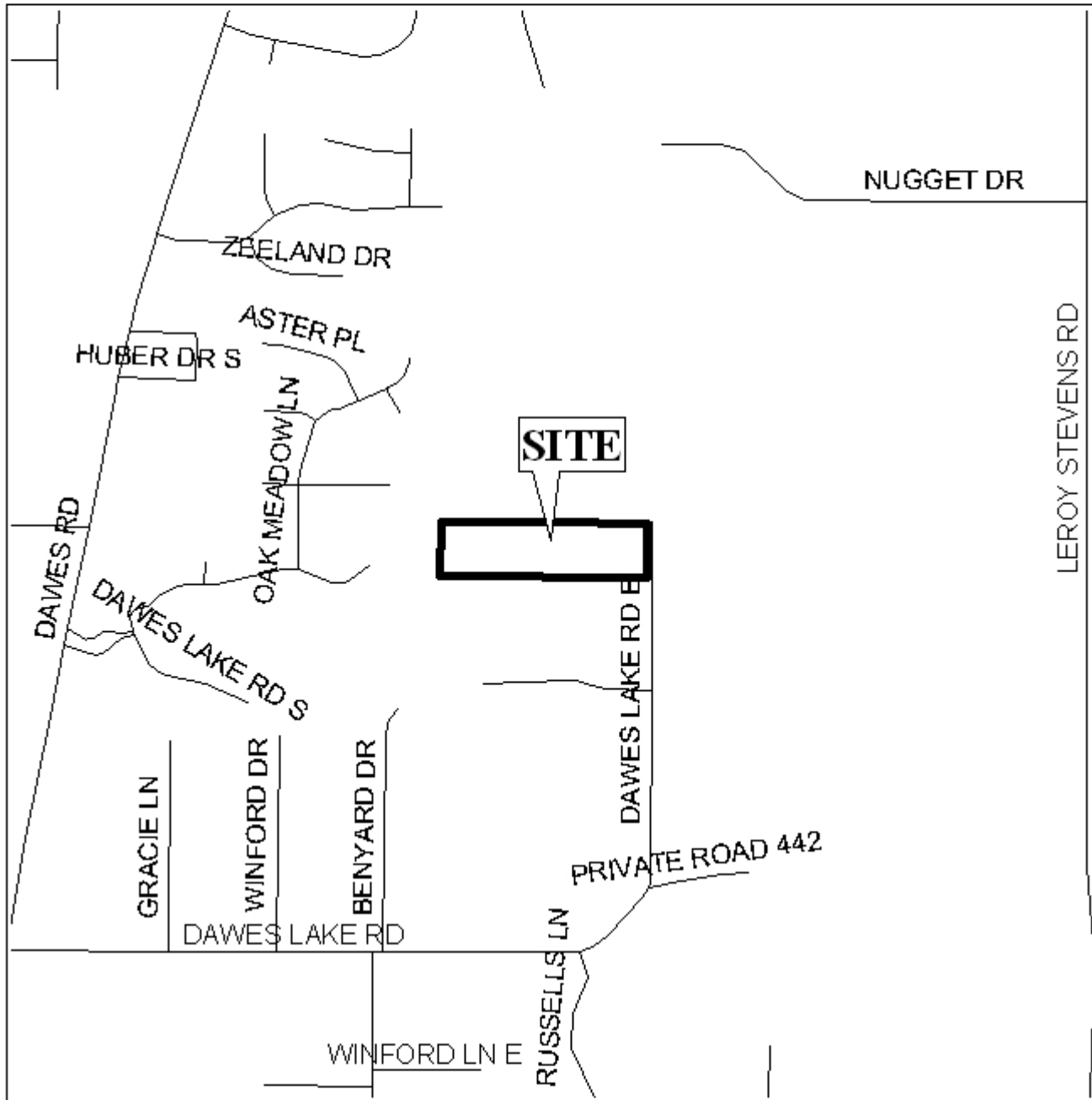
The proposed layout creates a long “straight a way”, therefore, a traffic-calming device (traffic circle) should be provided in the area of Lots 5 and 15.

As shown on the Detail Site Plan, the street located between Lots 12 and 13 dead-end into the adjoining property, thus the provision of a temporary turnaround should be required. Moreover, as illustrated on the Vicinity Map, the site adjoins a large undeveloped property to the North. The large, adjoining parcel to the North has only 30-feet of frontage on a public right-of-way; therefore, the provision of a street stub to the North 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 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.

LOCATOR MAP



APPLICATION NUMBER 8 DATE November 4, 2004

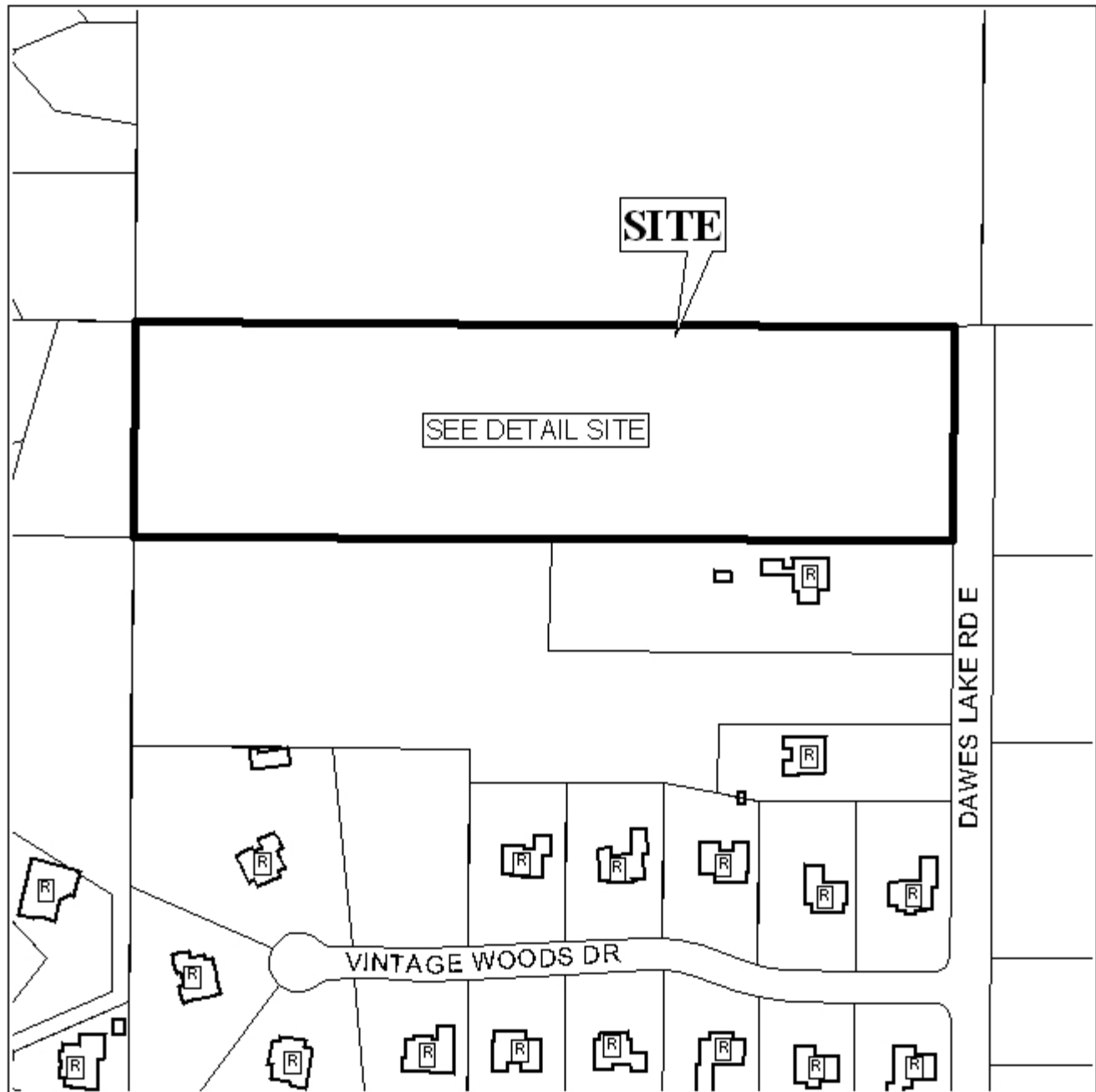
APPLICANT Dawes Lake Trace Subdivision

REQUEST Subdivision



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DAWES LAKE TRACE SUBDIVISION



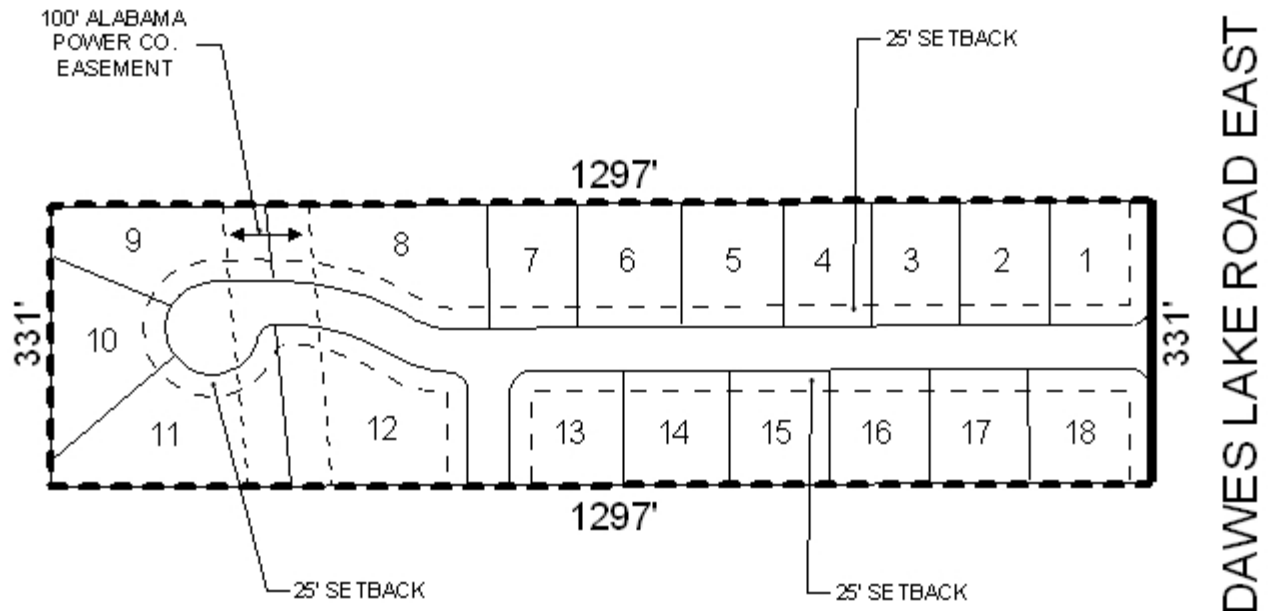
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LEGEND

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

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DETAIL SITE PLAN



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