

GATEWOOD SUBDIVISION

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

The plat illustrates the proposed 19.8± acre, 37 lot subdivision which is located on the West side of Dawes Lake Road, 270'± South of Vintage Woods Drive. The subdivision is served by city water and sanitary facilities.

An application for subdivision of this site was considered by the Planning Commission in April 2005, and was granted Tentative Approval subject to several conditions. One of the conditions required the provision of a street stub to the South. The plat now before the Commission proposes this stub, but has also been substantially reconfigured; therefore a new submission was required.

The site fronts onto Dawes Lake Road East, a minor street with an existing and adequate right-of-way of 60 feet. Because the proposed subdivision will result in 37 lots, access management is a concern. A note should be placed on the Final Plat stating that lots 27, 28 and 37 are denied direct access to Dawes Lake Road East.

Due to the length of the proposed street within the subdivision, traffic calming measures may be appropriate; specifically, a traffic circle at the intersection of Lockwood Drive and Gatewood Drive North.

A 100-foot wide Alabama Power Company easement bisects the subdivision site. A note should be placed on the Final Plat, if approved, stating that no permanent structures may be constructed within the easement.

The 25-foot minimum building setback line, required in Section V.D.9. of the Subdivision Regulations, is not shown for the subdivision, but would be required on the Final Plat, if approved.

This site is located in Mobile 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.

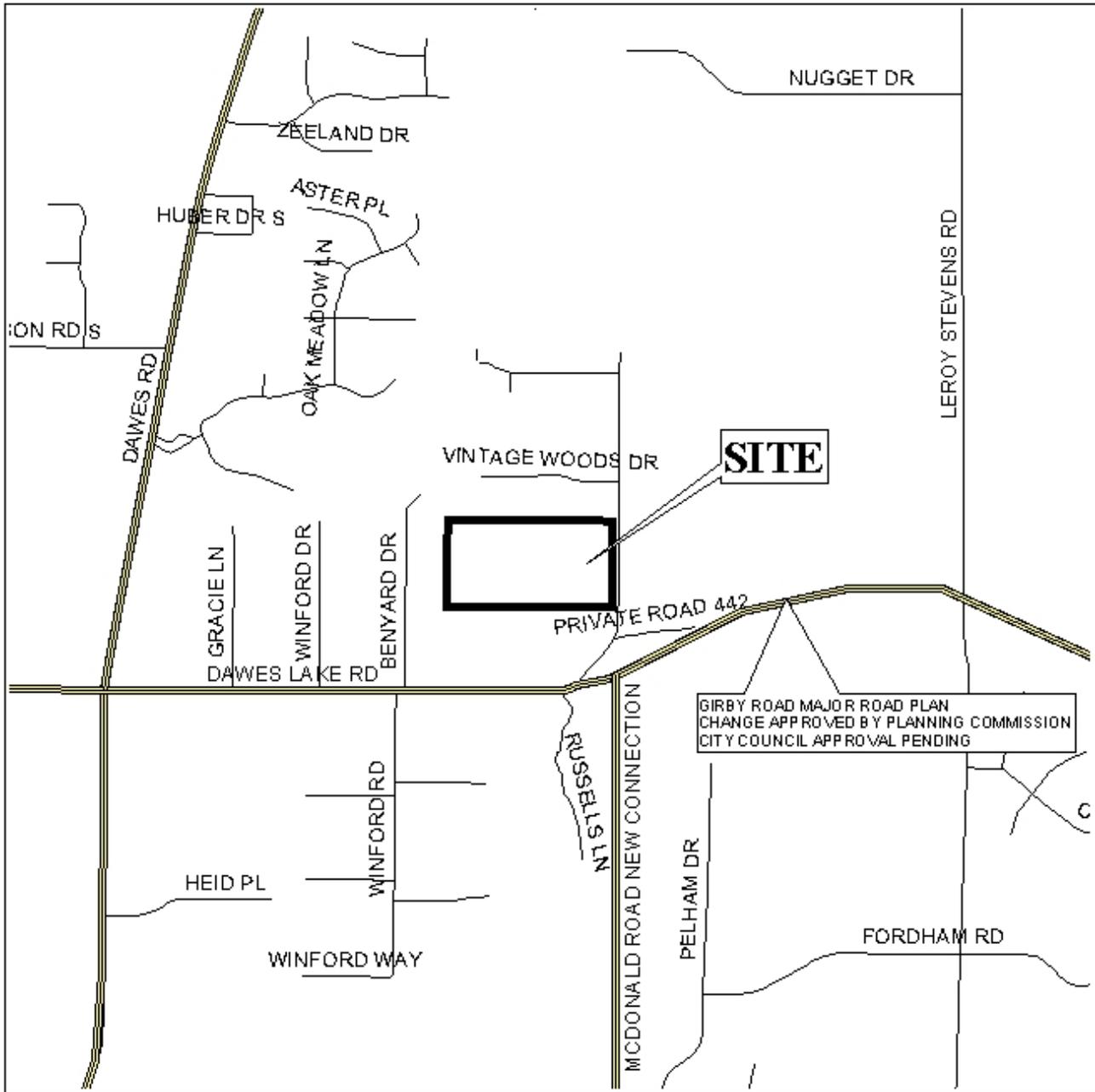
Two detention basins are proposed for the subdivision. A note should be placed on the Final Plat, if approved, stating that maintenance of the detention basin common areas, and any other common areas, are the responsibility of the subdivision's property owners.

When this site was previously before the Commission there was much discussion about Girby Road Extension as shown on the Major Street Plan. Based upon requests from residents in the area, and at the direction of the Planning Commission, a study of the Girby Road Extension was performed. This study found that much of the proposed major street would be in or adjacent to the flood zone/floodway, and would in fact cross the floodway in at least two locations; that it

would impact existing lakes or would have to be rerouted; and that it would impact a recently constructed school. Based upon these findings, the staff recommended to the Planning Commission that this section of the major street be removed from the plan. This recommendation was accepted by the Commission and is now pending before the City Council.

The plat is recommended for Tentative Approval, subject to the following conditions: 1) construction and dedication of the proposed street; 2) placement of a note on the Final Plat stating that lots 27, 28 and 37 are denied direct access to Dawes Lake Road East; 3) provision of a traffic calming device, at or near the intersection of Lockwood Drive and Gatewood Drive North with the size, design and location to be approved by County Engineering; 4) placement of a note on the Final Plat stating that no permanent structures may be constructed within the Alabama Power Company easement; 5) placement of a note on the Final Plat stating that the storm water detention basins / common areas must be maintained by property owners; 6) depiction of the 25-foot minimum building setback line, and; 7) 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 Regulations.

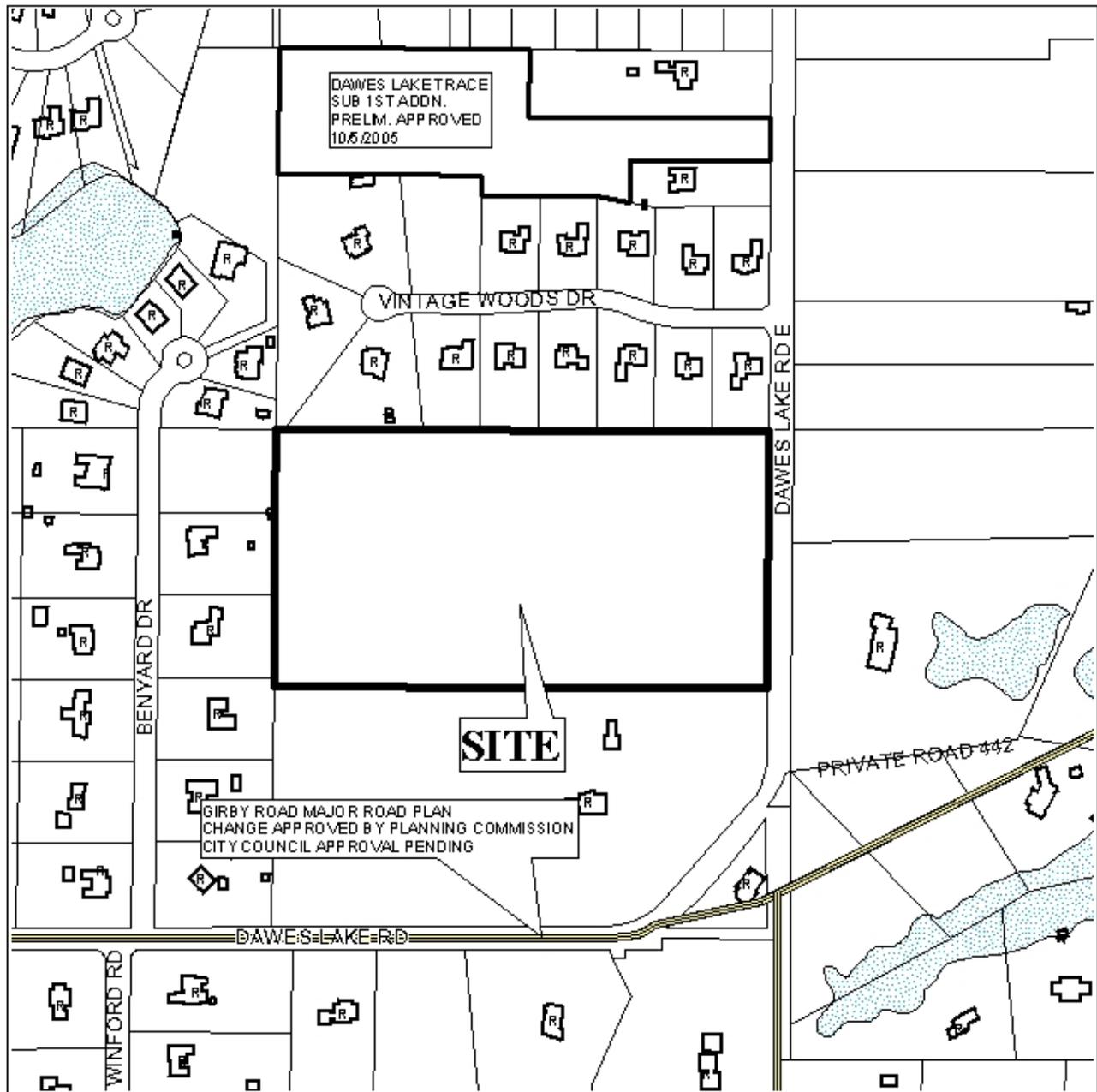
LOCATOR MAP



APPLICATION NUMBER 2 DATE February 2, 2006
APPLICANT Gatewood Estates Subdivision
REQUEST Subdivision



GATEWOOD ESTATES SUBDIVISION



APPLICATION NUMBER 2 DATE February 2, 2006

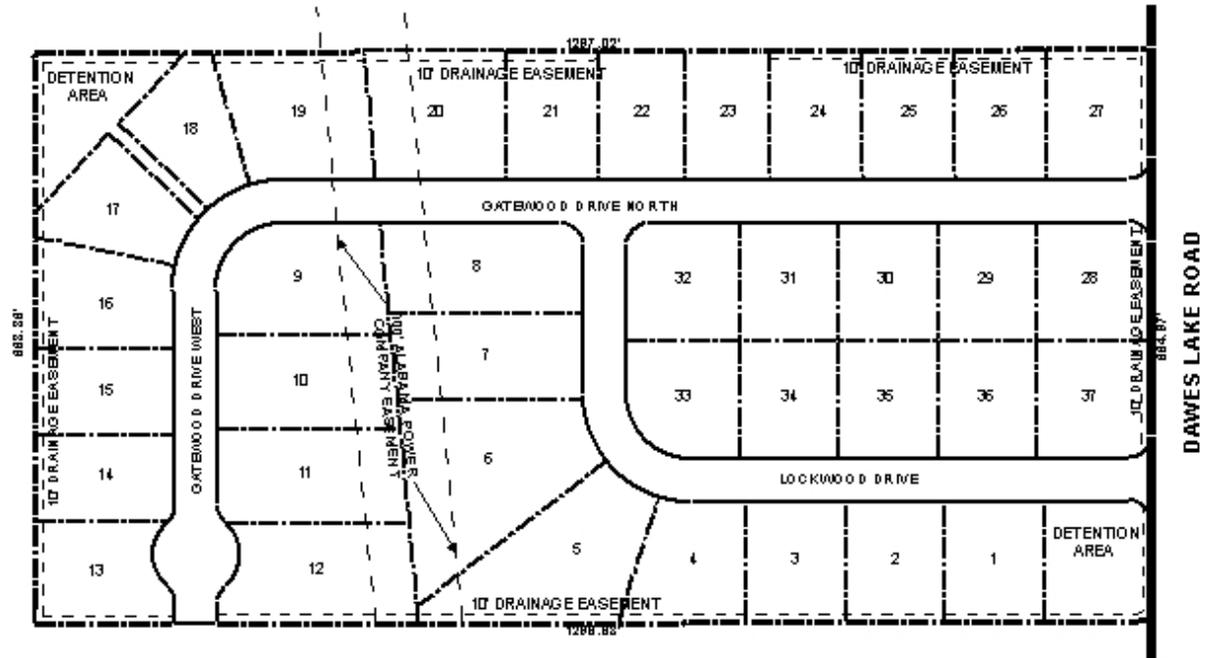
LEGEND

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



NTS

DETAIL SITE PLAN



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