

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 7, 2008

Lawler and Company
8975 Dawes Lane North
Mobile, AL 36619

Re: Case #SUB2007-00319
R & S Leasing Subdivision
7535 Theodore Dawes Road
(West side of Theodore Dawes Road, 140'± South of the West terminus of
Helton Road).
1 Lot / 4.7± Acres

Dear Applicant(s) / Property Owner(s):

At its meeting on March 6, 2008, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **revision of the final plat to label the lot that fronts Theodore Dawes Road as Lot 1;**
- 2) **provision of a minimum 50' from the centerline of Creel Road;**
- 3) **placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Theodore Dawes Road, Lot 2 is limited to two curb cuts to Creel Road, and Lots 3 and 4 are limited to one curb cut each to Creel Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;**
- 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;**
- 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; and**
- 7) **subject to Fire Department comments (*Fire hydrants shall be provided per Section 508.5.1 of the 2003 IFC. Access to building shall be provided per Section 503.1.1 & 503.2.1 of the 2003 IFC*).**

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After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: R & C Leasing, LLC