



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 10, 2014

Gary and Janet Soutullo
3850 Dawes Road
Mobile, AL 36695

Re: **SUB2014-00095**

Willow Glen Subdivision, Resubdivision of Lot 1

3850 Dawes Road

(West side of Dawes Road, 940'± North of Dawes Lane North extending to the East side of McFarland Road).

2 Lots / 7.0± Acres

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

At its meeting on September 4, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication as necessary to provide 50' from the centerline of Dawes Road;**
- 2) **dedication to provide 60' from the centerline of McFarland Road;**
- 3) **retention of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for dedication;**
- 4) **retention of the minimum building setback line of at least 25', adjusted for dedication;**
- 5) **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.8. of the Subdivision Regulations;**
- 6) **placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying***

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September 4, 2014**

that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.);

- 7) **compliance with Fire Department comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);**
- 8) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;**
- 9) **placement of a note on the Final Plat stating that each lot is limited to one curb cut, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and**
- 10) **placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

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 (1) 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 marine.karapetyan@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Polysurveying