

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 19, 2011

Danh Thanh Pham
4058 Meadow Run Drive
Mobile, AL 36619

Re: Case #SUB2011-00079
Dawes-Hamilton Subdivision
8620 Clarke Road
(Northeast corner of Clarke Road and Dawes Road)
Number of Lots / Acres: 1 Lot / 3.8± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

Dear Applicant(s):

At its meeting on August 18, 2011, the Planning Commission considered your request for subdivision of the above referenced property.

After discussion, it was decided to hold the matter over until the September 15, 2011, meeting so that the applicant can provide the following information by August 25, 2011:

- 1) **inclusion of the entire existing Lot 6 in the subdivision;**
- 2) **provision of new mailing labels and mailing fees to staff;**
- 3) **dedication to provide 50' from the centerline of Dawes Road to Mobile County;**
- 4) **dedication to provide 30' from the centerline along Clarke Road or documentation that curb and gutters are present;**
- 5) **dedication of the corner radii at Dawes Road and Clarke Road as well as Dawes Road and Jeff Hamilton Road per Section V.D.6. of the Subdivision Regulations should be required;**
- 6) **correction of the size of the property or documentation that Mobile County Revenue Commission information is incorrect;**
- 7) **depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations;**
- 8) **placement of a label of the size of the proposed lot in square feet and acres on the Final Plat;**

Dawes-Hamilton Subdivision

August 19, 2011

Page 2

- 9) 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;
- 10) placement of a note on the Final Plat to comply with the City of Mobile stormwater and flood control ordinances: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits.);*
- 11) approval of all applicable federal, state, and local agencies prior to the issuance of any permits or land disturbance activities;
- 12) placement of a note on the Final Plat that the lot is denied direct access to either Dawes Road or Jeff Hamilton Road;
- 13) placement of a note on the Final Plat limiting the lot to one curb-cut to Clarke Road, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and,
- 14) 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.

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: Byrd Surveying, Inc.