



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 21, 2017

John Darran Merifield, Sr. and Kelly B. Merifield
3258 Dog River Road
Theodore, AL 36582

Re: 3258 & 3262 Dog River Road
(East side of Dog River Road, ¼ mile± North of Dog River Lane)
County
SUB-000296-2017
Merifield Subdivision

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

At its meeting on November 16, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) Retention of the 25' minimum building setback line for Lot 3 along Dog River Road and where Lots 1 and 2 are at least 60' wide;
- 2) Provision of the right of way width to Dog River Road and dedication to provide 30' to the centerline if necessary;
- 3) Retention of lot size information in both square feet and acres;
- 4) Placement of a note on the Final Plat stating no structure shall be erected in any easement;
- 5) Placement of a note 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) Compliance with Engineering comments: *(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 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.);*

Merifield Subdivision
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- 7) Compliance with Fire Department comments and placement of a note (*Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*)**

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

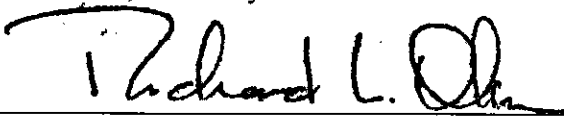
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning & Zoning

cc: Ernest L. and Monica G. Merifield
Byrd Surveying, Inc.