



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 14, 2017

Cheryl Roan  
6513 Logan Road  
Mobile, AL 36695

**Re: West side of Dawes Lake Extension extending to the East side of Airport Road, 651'± South of Dawes Creek Drive.**  
County  
**SUB2017-00019**  
**Atchison Estates Subdivision, Resubdivision of Lot 3**

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

At its meeting on March 9, 2017, the Planning Commission considered the above referenced subdivision application.

**After discussion and with a waiver of Section V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved request, subject to the following conditions:**

- 1) Retention of the lot size information in both square and in acres on the Final Plat;**
- 2) Retention of 60' right-of-way width along Dawes Lake Extension;**
- 3) Provision of a minimum 60' to the centerline of Airport Road, with any necessary dedication;**
- 4) Retention of minimum 25' building setback line along Dawes Lake Extension and Airport Road;**
- 5) Placement of a note on the Final Plat stating that Lot 3 is limited to one curb cut to Dawes Lane Extension and Lots 4, 5, and 6 are limited to one curb cut each to Airport Road, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 6) Placement of a note on the Final Plat stating this site is located in the County, and therefore 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;**

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- 7) **Compliance with Engineering Comments and placement as a note on the Final Plat:** *(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.); and*
- 8) **Compliance with Fire Comment:** *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*

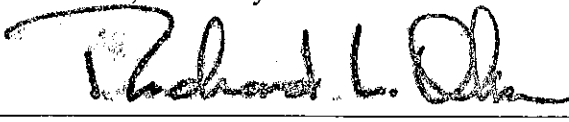
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (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](mailto: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: Linda Drinkard, as Trustee of the Linda Drinkard Living Trust  
Speaks & Associates Consulting Engineers, Inc.

*(Faint, mostly illegible text, likely a copy of the original document or a redacted version. It appears to contain a list of items or a detailed description of the project, but the text is too light to transcribe accurately.)*