

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 9, 2009

Mobile County Commission
205 Government Street
Mobile, AL 36644

**Re: Case #SUB2008-00259
Ham Dawes Subdivision**

Southwest corner of Theodore Dawes Road and U.S. Highway 90 West.
1 Lot / 1.3.± Acres

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

At its meeting on January 8, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that the lot is denied access to U.S. Highway 90;**
- 2) **placement of a note on the final plat stating that the lot is limited to two curb cuts to Theodore Dawes Road with the size, location, and design of all curb cuts to be approved by Mobile County and ALDOT (if plat is recorded and development permits obtained prior to close of business day on February 16, 2009), or the City of Mobile Traffic Engineering and ALDOT, and conform to AASHTO standards;**
- 3) **dedication sufficient to provide 125 feet from the centerline of U.S. Highway 90, as well as compliance with Section V.B.16 of Subdivision Regulations;**
- 4) **depiction of the 25-foot minimum building setback line from all street frontages;**
- 5) **provision of a note regarding compliance 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;**

- 6) provision 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.7. of the Subdivision Regulations. A note regarding this requirement should also appear on the final plat;**
- 7) provision 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;**
- 8) retention of the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;**
- 9) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities; and**
- 10) compliance with all municipal codes and ordinances (if development permits are not obtained from Mobile County by close of business day, February 16, 2009).**

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 (DXF or DWG – AutoCAD 2007 compatible) 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: Speaks & Associates