



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 20, 2018

The Broadway Group, LLC
P. O. Box 18968
Huntsville, AL 35804

Re: 4078 Dawes Road
(West side of Dawes Road, 590'± South of Dawes Lane North)
County
SUB-000444-2018
Broadway-Dawes Subdivision

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

At its meeting on April 19, 2018, the Planning Commission considered the above referenced subdivision application.

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

- 1) revision of the plat to dedicate at least 50' from the centerline of Dawes Road;
- 2) retention of the lot's size in square feet and acres on the Final Plat, or the provision of a table on the Final Plat providing the same information, adjusted for dedication;
- 3) revision of the plat to illustrate the 25' minimum building setback line along Dawes Road, adjusted for dedication;
- 4) retention of a note on the Final Plat stating the lot is limited to one (1) curb cut to Dawes Road, with any changes in its size, location, or design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) retention of a note on the Final Plat stating 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) retention of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *"Must comply with the Mobile County Flood Damage*

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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,

- 7) **compliance with Fire Department comments:** *“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.

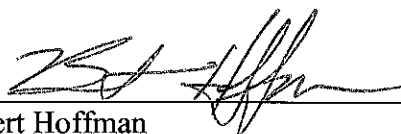
Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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: 
Bert Hoffman
Principal Planner

cc: Nicholas S. Hicks