



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 14, 2015

Tiffany Dahlem
767 Dykes Road N
Mobile, AL 36608

Re: South and West sides of Dykes Road North extending to the Southern terminus of Private Road 161.
County
SUB2015-00075
McDonald Family Subdivision
1 Lot / 5.0± Acres

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

At its meeting on August 6, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of the 30' right-of-way widths from the centerline of the private road and from the property line;
- 2) Retention of the 15' and 30' easements for ingress and egress on the Final Plat;
- 3) Retention of the curb radius illustrated at the Northeast corner of the lot and compliance with Section V.B.16 of the Subdivision Regulations;
- 4) Retention of the lot size information and 25' minimum building setback line on the Final Plat;
- 5) Revision of the plat to include the lot size in both square feet and acres on the Final Plat;
- 6) Placement of a note on the Final Plat stating that the lot is limited to one curb-cut to Dykes Road North, with the size, design or location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) 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*

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- residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.);*
- 8) Placement of a note on the Final Plat stating that there shall be no additional subdivision until frontage on a compliant public or private road is provided;
 - 9) Compliance with Fire Comments and placement as a note on the Final Plat: *(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).); and*
 - 10) 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.).*

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.

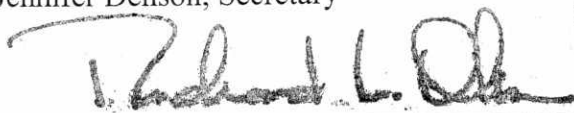
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Joseph T. Regan, Jr.