



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 13, 2018

Sawgrass Consulting, LLC  
11143 Old Highway 31  
Spanish Fort, AL 36527

**Re: West side of Dawes Lane extension, 540'± South of Dawes Creek Drive**  
County  
**SUB-000517-2018 (Subdivision)**  
**The Preserve Subdivision, Phase 2**

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

At its meeting on June 7, 2018, 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 dedication to allow 60' right-of-way from centerline for the proposed Airport Road major street;
- 2) revision of the plat to depict the minimum right-of-way width along Airport Road after dedication;
- 3) all roads proposed within the subdivision must be built to County Engineering standards and accepted by the County, prior to the signing of the plat for each phase for recording;
- 4) retention of the lot sizes in square feet and acres;
- 5) retention of the 25' minimum building setback lines, and provision of the setback lines for common areas, where they abut rights-of-way;
- 6) retention of the right-of-way width of the Dawes Lane Ext.;
- 7) placement of a note on the Final Plat stating that Lots 1-49 and the two common areas are limited to one curb-cut each to the streets internal to the development, and denied direct access to Dawes Lane Extension and Airport Road. The size, design and location of all curb-cuts to be approved by County Engineering and comply with AASHTO standards;

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- 8) placement 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.8. of the Subdivision Regulations;
- 9) placement of a note on the Final Plat stating that maintenance of the common areas are the responsibility of the subdivision's property owners, and not Mobile County.
- 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.";and
- 11) compliance with Fire 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](mailto: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:   
Margaret Pappas  
Deputy Director of Planning & Zoning

cc: W & L Properties  
Cheryl Roan Trust