



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 23, 2017

Pamela Haas Hawkshead, James L. Hawkhead, Sr. & James L. Hawkshead, Jr.
9315 Talking Leaves Lane
Mobile, AL 36695

Re: 9315 Talking Leaves Lane
(South side of Talking Leaves Lane, 210'± East of Sequoya Trail).
County
SUB-000069-2017
Wind Dance Estates Subdivision, First and Second Additions, Resubdivision
of Lot 4A

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

At its meeting on May 18, 2017, 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 right-of-way width along Talking Leaves Lane;**
- 2) Provision of a 25-foot minimum setback line for Lot 1, where the lot is at least 60' wide;**
- 3) Provision of a 25-foot minimum setback line for Lot 2, where the lot is at least 60' wide;**
- 4) Placement of a note on the Final Plat stating that there shall be no future subdivisions;**
- 5) Retention of the lot size information in both square feet and in acres for each lot;**
- 6) Placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb cut to Talking Leaves Lane and Lot 2 is limited to one curb cut Talking Leaves Lane, with any changes to the size, design and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**

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- 7) 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;
- 8) 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.); and,*
- 9) Compliance with Fire Department comments and placement of a note *(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.

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: Austin Engineering Co., Inc.