

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 18, 2011

Lamar Harrison
P.O. Box 69
Wilmer, AL 36587

Re: Case #SUB2011-00126
Dawes Point West II Subdivision
2390 Dawes Road
(West side of Dawes Road, 265'± North of Cottage Hill Road)
Number of Lots / Acres: 1 Lot / 1.4 Acre±
Engineer / Surveyor: Frank A. Dagley & Associates, Inc.
County

Dear Applicant(s):

At its meeting on November 18, 2011, the Planning Commission waived Section V.D.1. and Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication to provide 50-feet from the centerline of Dawes Road;**
- 2) **depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations;**
- 3) **placement of a note on the Final Plat limiting the lot to one curb cut to Dawes Road, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 4) **placement of a note on the Final Plat stating the lot is denied direct access to Partridge Way;**
- 5) **labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information;**
- 6) **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;**
- 7) **placement of a note on the Final Plat to comply with the City of Mobile stormwater and flood control ordinances: "Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements**

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- of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits;” and,
- 8) **placement 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.**

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 (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: Frank A. Dagley and Associates, Inc.