



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 21, 2014

Laura Howell
3760 Dawes Rd,
Mobile, AL 36695

Re: Case #SUB2014-00075
Howell & Pfeiffer Subdivision
3688, 3726 and 3760 Dawes Road
(West side of Dawes Road at the West terminus of Heid Place)
2 Lots / 5.5± Acres

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

At its meeting on July 17, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.3 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **revise the plat to label the right-of-way width of Dawes Road;**
- 2) **dedication to provide a 50' right-of-way of Dawes Road as measured from centerline;**
- 3) **depiction of the 25-foot minimum building setback line;**
- 4) **placement of a note on the Final Plat stating that each lot is limited to one curb-cut to Dawes Road, with the size, design and location to be approved by Mobile County Engineering Department;**
- 5) **labeling of the lots in square feet and acres, reflecting any dedication;**
- 6) **compliance with Fire comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile."*;**
- 7) **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, prior to the issuance of any permits or land disturbance activities;**
- 8) **placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must**

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- provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations; and
- 9) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities 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 facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering.

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 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: Polysurveying