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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

October 21, 2013

Don M. & Loretta Campbell
4833 Dawes Lane
Mobile, AL 36619

Re: **Case #SUB2013-00110**
Pecan Ridge Subdivision, Unit Three, Resubdivision of Lots 1, 2, 8, 9 and a
portion of Lot 10
4771 & 4833 Dawes Lane East and 8780 Three Notch Road
(East side of Dawes Lane East extending to the North side of Three Notch Road,
525'± East of Dawes Lane East).

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

At its meeting on October 17, 2013, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Dedication of right-of-way for Lot C sufficient to provide 50' from the centerline of Three Notch Road, a proposed major street;
- 2) Revision of the lot size information for Lot C to reflect dedication, and retained elsewhere on the Final Plat;
- 3) Revision of 25' minimum building setback line for Lot C to be depicted where the lot is a minimum of 60' in width where the "Flag" meets the "Pole" of the lot, and all other setbacks should be retained elsewhere on the Final Plat;
- 4) Placement of a note on the Final Plat stating: *(The future subdivision of Lot C is prohibited until additional frontage on a public or private street is provided.);*
- 5) Revision of the legal description information for the eastern property line of Lot C on the Final Plat,
- 6) Placement of a note on the Final Plat stating: *(No permanent structures shall be constructed in any easement.);*
- 7) Placement of a note on the Final Plat limiting Lots A and B to the existing curb-cuts along Dawes Lane East, with one curb-cut allowed for Lot D along Dawes Lane East and one curb-cut allowed for Lot C along Three Notch Road. The new curb-cuts and any changes to the existing curb-cuts are to be approved by Mobile County Engineering and conform to AASHTO standards;
- 8) Compliance with Engineering Comments and placement of a note on the Final Plat stating: *(Must comply with the Mobile County Flood Damage Prevention*

Pecan Ridge Subdivision, Unit Three, Resubdivision of Lots 1, 2, 8, 9 and a portion of Lot 10

October 17, 2013

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.);

- 9) Compliance with Fire Comments and placement of a note on the Final Plat stating: *(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.);*
- 10) 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 residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.);*
- 11) Placement of a note on the Final Plat stating: *(Any development of the site must comply with local, state and federal regulations regarding wetlands.);* and
- 12) Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.)*

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.

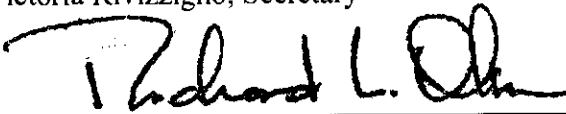
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Beverly Ann Smith
Wattier Surveying, Inc.