

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 25, 2013

McCrory & Williams, Inc.
3207 International Drive, Suite G
Mobile, AL 36606

Re: Case #SUB2013-00120
Craft Acres Subdivision, Resubdivision of
1201 Dykes Road North
(West side of Dykes Road North, 6/10 mile± South of Tanner Williams Road).
2 Lots / 13.4± Acres

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

At its meeting on November 21, 2013, the Planning Commission tentatively approved, with a waiver of Section V.D.3. of the Subdivision Regulations, the above referenced subdivision subject to the following conditions:

- 1) **retention of 30' right-of-way of Dykes Road North as depicted from centerline on the Final Plat;**
- 2) **retention of 25-foot minimum building setback line from Dykes Road North, as required by Section V.D.9. of the Subdivision Regulations;**
- 3) **retention of the lot sizes in acres and in square feet;**
- 4) **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;**
- 5) **placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: (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.);**

**Craft Acres Subdivision, Resubdivision of
November 25, 2013**

- 6) **placement of a note on the Final Plat limiting each lot to one curb cut to Dykes Road North, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and**
- 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, 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.

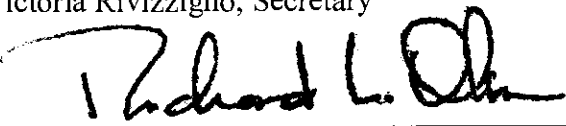
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Glenn L. & Andrea D. Craft
Maribeth Jessica George