

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 16, 2010

Dawson Point, LLC
5675 Rabbitt Creek Dr.
Theodore, AL 36582

Re: Case #SUB2010-00036
Dawson Point Subdivision, Resubdivision of Lots 3, 4 and 5
3973 Dawson Drive
(East terminus of Dawson Drive).
3 Lot / 0.8± Acre

Dear Applicant(s):

At its meeting on April 15, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that each lot is limited to one curb-cut, with the size, location, and design to be approved by Traffic Engineering, and to conform to AASHTO standards;**
- 2) illustration of the 25' minimum building setback line;**
- 3) labeling of the lots with their size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 4) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 5) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local environmental agencies for wetlands or floodplains issues is required prior to the issuance of any permits or land disturbance activities; and,**
- 6) compliance with Engineering Comments: *(Need to reference the FEMA FIRM maps dated March 17, 2010. Show Minimum Finished Floor Elevation on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all stormwater and flood control***

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ordinances. Any work performed in the right-of-way will require a right-of-way permit).

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: Austin Engineering Co. Inc.