



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 17, 2013

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Joseph A. Monachino
Rep. for Theodore Church of God
6360 Theodore Dawes Road
Theodore, Alabama 36582

Re: Case #SUB2013-00061
Theodore Church of God Subdivision
6360 and 6370 Theodore Dawes Road
(North side of Theodore Dawes Road, 1085'± East of Skyline Drive).
1 Lot / 2.2± Acres

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

At its meeting on July 11, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) the lot size information and the 25-foot minimum building setback line should be retained on the final plat;
- 2) dedication of 10 feet of right-of-way along Theodore Dawes Road, as depicted on the preliminary plat;
- 3) the illustration of an easement depicted on the site's west side, between the West property line and the existing fence line approximately 10-feet to the East, extending to the North property line, on the Final Plat along with a note stating that no permanent structures shall be constructed in the easement;
- 4) placement of a note on the Final Plat limiting Lot 1 to no additional curb-cuts along Theodore Dawes Road and any additional improvements to be coordinated with Mobile County Engineering with the size, location and design of curb-cuts to be approved by County Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating: "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;"

- 6) placement of a note on the Final Plat stating: "The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;" and
- 7) 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."

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.

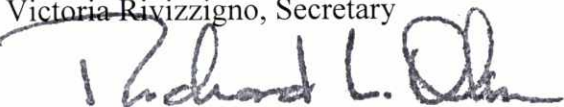
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Theodore Church of God
Polysurveying Engineering