



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 20, 2015

Continental Gulf Inc.  
c/o Joy Byrum  
1301 Leroy Stevens Rd.  
Mobile, AL 36695

**Re: 1060, 1080 and 1130 Dawes Road**  
(Southwest corner of Dawes Road and Stacy Road, extending to the East side of Air Terminal Drive, 800'± North of Wilson Road).  
County  
**SUB2014-00153**  
**Dawes- Air Terminal Subdivision**  
2 Lots / 20.3± Acres

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

At its meeting January 15, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.8. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to depict the 25' minimum building setback line along Stacey Road and Lot 2;
- 2) revision of the plat to depict a 40' minimum building setback line as measured from the unnamed public road right-of-way-edge on the Final Plat;
- 3) placement of a note on the Final Plat stating that Lots 1 and 2 are limited to one curb-cut to Dawes Road, and Lot 2 should be limited to two curb-cuts to Air Terminal Drive with the size, design, and locations to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating Lot 2 will be denied access to Stacey Road and the unnamed public road;
- 5) retention of the labeling of the lots in square feet and acres or the furnishing of a table providing the same information;
- 6) placement of a note on the Final Plat stating that no further resubdivision of Lot 1 will be allowed until additional public street frontage is provided;
- 7) provision of a corner radius to be coordinated with Mobile County Engineering;

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- 8) 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;
- 9) 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;
- 10) placement of a note on the Final Plat stating that the site *"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."*; and
- 11) 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3."*

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 [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

Cc: Polysurveying