



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 21, 2014

Cynthia Doss
440 Dykes Road
Mobile, AL 36608

Re: Case #SUB2013-00144
Doss Family Division Subdivision
East side of Dykes Road South, 140'± North of Hunter's Trace North
Number of Lots / Acres: 2 Lots / 9.8± Acres

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

At its meeting on January 16, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, 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) **placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to Dykes Road South, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;**
- 2) **placement of a note on the Final Plat stating that Lot 1 is denied access to Summerlake Drive East;**
- 3) **placement of a note on the Final Plat stating that Lot 2 is limited to one curb cut to Dykes Road South and one curb cut to Hunter Lane, with the size, location and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;**
- 4) **retention of the 25' minimum building setback line along Dykes Road South;**
- 5) **revision of the plat to illustrate a 25' building setback line on Lot 2 at the North terminus of Hunter Lane;**
- 6) **retention of the labeling of the lots with their sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 7) **placement of a note on the Final Plat stating that no further resubdivision of Lots 1 and 2 will be allowed until additional public street frontage is provided;**

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- 8) placement of a note on the Final Plat stating that the site must 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 9) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 10) 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;
- 11) 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; and
- 12) compliance with the Fire Department 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.)*.

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: Polysurveying & Engineering