



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 20, 2018

TDC Development Corporation
P. O. Box 8048
Spanish Fort, AL 36577

Re: South side of Silver Pine Road, 150'± East of Redpine Drive, extending to the East terminus of Stone Pine Drive West
County
SUB-000461-2018
Dunnwood Subdivision, Phases Two-Four

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

At its meeting on April 19, 2018, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention and labeling of the 25' minimum building setback line along all street frontages;
- 2) placement of a note on the Final Plat stating that Lots 58-63 and Lot 91 are denied direct access to Silver Pine Road;
- 3) placement of a note on the Final Plat stating that all lots and common areas are limited to one curb cut each, with the size, location and design to be approved by Mobile County Engineering;
- 4) revision of the plat to label the size of each lot and common area in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) depiction and labeling of all easements on the site;
- 6) placement of a note on the Final Plat stating that no structures may be constructed or placed within any easement;
- 7) placement of a note on the Final Plat stating that maintenance of all Common Areas is the responsibility of the property owners, and not Mobile County;
- 8) the provision of a County Letter of Acceptance for new street construction within the Subdivision prior to signing the Final Plat;

Dunnwood Subdivision, Phases Two-Four
April 20, 2018

- 9) 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;
- 10) compliance with the Engineering comments: *(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.);*
- 11) provision of a minimum detention capacity volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate, and the placement of a note on the Final Plat stating that the development has been designed to comply with all other 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, as well as the detention and release rate requirements of Mobile County for projects located within the Converse watershed, prior to the signing of the Final Plat. Certification is to be submitted to the Planning staff and County Engineering; and
- 12) compliance with the Fire-Rescue Department comments: *[Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).]*

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

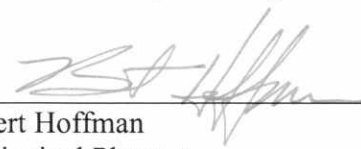
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Bert Hoffman
Principal Planner

cc: Dewberry | Preble-Rish