

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 17, 2008

CH Dawes, LLC
Attn: Chester M. Baker
One Office Park, Suite 102
Mobile, AL 36609

Re: Case #SUB2008-00217
Dix Subdivision, Unit Three
2526 Dawes Road
(West side of Dawes, 200'± South of Cottage Hill Road, extending to the South
side of Cottage Hill Road, 250'± West of Dawes Road).
1 Lot / 4.8± Acres

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

At its meeting on October 16, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of 20' of right-of-way along the Southern 200' of Dawes Road frontage, as illustrated on the plat;**
- 2) **placement of a note stating that the subdivision is limited to one (1) curb cut to Cottage Hill Road and three (3) curb cuts to Dawes Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;**
- 3) **revision of the plat to label the lot with its size in square feet and acreage, or the provision of a table on the final plat with the same information;**
- 4) **placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 5) **placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and**
- 6) **submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.**

Dix Subdivision, Unit Three
October 17, 2008
Page 2

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 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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.