

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 22, 2007

Strickland Properties L.L.C.  
10216 Dairy Drive South  
Mobile, AL 36695

**Re: Case #SUB2007-00136**  
**Camden Pointe Subdivision**  
3633 Dawes Road  
(East side of Dawes Road, 630'± South of Dawes Lake Road).  
60 Lots / 18.0± Acres

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

At its meeting on June 21, 2007, the Planning Commission waived Sections V.D.1. and V.D.3. for Lot 58 and approved the above referenced subdivision subject to the following conditions:

- 1) provision of documentation to the Planning Section of Urban Development verifying that parcel R023406140000004.001. has had multiple ownership changes, prior to the signing of the final plat;**
- 2) dedication of right-of-way sufficient to provide 50-feet, as measured from the centerline of Dawes Road;**
- 3) depiction of the 25-foot minimum building setback line for all lots (including lots 58-60), adjusted to reflect required dedication;**
- 4) placement of a note on the final plat stating that Lot 1 is denied direct access to Dawes Road, and that all lots are limited to one curb-cut each, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department;**
- 5) placement of a note on the plat stating that future subdivision of Lot 58 not allowed until additional frontage on a public street is provided;**
- 6) provision of a certification letter from a licensed engineer to the Planning Section of Urban Development, certifying that the stormwater detention, drainage facilities, and release rate comply with the City of Mobile stormwater and flood control ordinances, prior to the signing and recording of the final plat;**
- 7) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information;**

- 8) labeling of all common areas, including the detention basins, and placement of a note on the final plat stating that maintenance of the common areas is the responsibility of the subdivision's property owners; and
- 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.7. 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 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](mailto: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: Speaks & Associates Consulting Engineers  
Kermit McCaleb