

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 16, 2011

Danh Thanh Pham  
4058 Meadow Run Drive  
Mobile, AL 36619

**Re: Case #SUB2011-00079**  
**Dawes-Hamilton Subdivision**  
8620 Clarke Road  
(Northeast corner of Clarke Road and Dawes Road)  
**Number of Lots / Acres:** 1 Lot / 3.8± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication to provide 50' from the centerline of Dawes Road to Mobile County;**
- 2) **dedication to provide 30' from the centerline along Clarke Road or documentation that curb and gutters are present;**
- 3) **dedication of the corner radii at Dawes Road and Clarke Road as well as Dawes Road and Jeff Hamilton Road per Section V.D.6. of the Subdivision;**
- 4) **depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations;**
- 5) **placement of a label of the size of the proposed lot in square feet and acres on the Final Plat;**
- 6) **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;**
- 7) **placement of a note on the Final Plat stating the site must comply with the City of Mobile stormwater and flood control ordinances: *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying***

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*that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits;”*

- 8) approval of all applicable federal, state, and local agencies prior to the issuance of any permits or land disturbance activities;**
- 9) placement of a note on the Final Plat that the lot is denied direct access to Dawes Road;**
- 10) placement of a note on the Final Plat limiting the lot to two curb-cuts to Clarke Road and one curb-cut to Jeff Hamilton Road, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 11) closure and elimination of the existing dirt drive to Clarke Road; and,**
- 12) 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.**

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 (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](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: Byrd Surveying, Inc.