

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 6, 2011

James M. Campbell, Sr. and Linda Campbell  
8600 Dawes Lake Road  
Mobile, AL 36619

**Re: Case #SUB2011-00038**  
**JaLin Estates Subdivision, Re-subdivision of Lot 2**  
8600 Dawes Lake Road  
(North side of Dawes Lake Road, 300±' South of Lockwood Drive).  
**Number of Lots / Acres:** 4 Lots / 15.9± Acres  
**Engineer / Surveyor:** Wattier Surveying, Inc.  
County

Dear Applicant(s):

At its meeting on May 5, 2011, 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) **submittal of the required seven copies of the recorded plat of JaLin Estates Subdivision prior to approval of the Final Plat;**
- 2) **labeling of all lots with their sizes in acres and square feet or the furnishing of a table on the Final Plat providing the same information;**
- 3) **illustration of the 25' minimum building setback line along Dawes Lake Road;**
- 4) **placement of a note on the Final Plat stating that each lot is limited to one curb cut to Dawes Lake Road, with, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the Final Plat stating that no structures are to be built within the Alabama Power Company easement over Lots C and D;**
- 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 to comply with the City of Mobile storm water and flood control ordinances: *(Must comply with the Mobile County***

**JaLin Estates Subdivision, Re-subdivision of Lot 2**

**May 6, 2011**

**Page 2**

*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.); and,*

- 8) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding 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: Wattier Surveying Inc.