

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 2, 2003

S & C, L.L.C.
Attention: Robbie Stevens
590-B Schillinger Road South, Suite 29
Mobile, AL 36695

**Re: Case #SUB2003-00074
Dawes Creek Subdivision**

West side of Dawes Lane Extension, 4/10 mile \pm South of Three Notch Road, extending to the East side of Airport Road, 3/10 mile \pm South of Ben Hamilton Road.

54 Lots / 29.0 \pm Acres

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

At its meeting on May 1, 2003, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Airport Road;
- (2) the placement of a note on the final plat stating that the subdivision is denied access to Airport Road until it is constructed to County standards;
- (3) the placement of a note on the final plat stating that Lots 1 and 54 are denied direct access to Dawes Lane Extension;
- (4) the placement of a note on the final plat stating that Lots 27 and 28 are denied direct access to Airport Road;
- (5) the area labeled as detention also be labeled as common area;
- (6) placement of note stating that the maintenance of all common areas is the responsibility of the property owners; and
- (7) the placement of a note on the final plat stating that if any property is developed commercially and adjoins residential property, a buffer will be provided 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.

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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 henley@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Rester and Coleman Engineers, Inc.