

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 3, 2006

BA-101, L.L.C.
P.O. Box 1395
Daphne, AL 36526

**Re: Case #SUB2006-00236
Dawes Oak Subdivision**

West side of Dawes Lane, 3/10 mile± South of Three Notch Road, extending to the East side of Airport Road.
82 Lots / 28.1± Acres

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

At its meeting on November 2, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of right-of-way sufficient to provide 50-feet from the centerline of Airport Road;**
- 2) the illustration of the 25-foot building setbacks from all streets, including the planned major street right-of-way dedication, and provision of a side yard setback for proposed Lots 1 and 82 to provide the equivalent of a 25-foot setback from the right-of-way edge of Dawes Lane Extension;**
- 3) the placement of a note on the final plat stating that the site is denied access to Airport Road until it is constructed to County standards;**
- 4) the placement of a note on the final plat stating that Lots 42 and 43 are denied direct access to Airport Road, and that Lots 1 and 82 are denied direct access to Dawes Lane Extension;**
- 5) the construction of the new streets and traffic calming devices to County Engineering standards;**
- 6) the connection of the southern street stub to the Dawes Creek stub, as shown on the plat;**
- 7) the placement of a note on the final plat stating that maintenance of common and detention areas will be property owners' responsibility;**
- 8) verification of the minimum and maximum lots sizes within the subdivision, and revision of the lot size notes on the plat if necessary;**
- 9) 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; and
- 10) the placement of a note on the final plat stating that any lots that 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.

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: Engineering Development Services, LLC