

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2005

Greg Allen
5675 Rabbit Creek Drive
Theodore, AL 36582

Re: Case #SUB2005-00190
Dawson Point Subdivision
3970 Dawson Drive
(Terminus of Dawson Drive)
5 Lots / 1.36± Acre

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

At its meeting on September 15, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits;
- 2) dedication and construction of new cul de sac to meet COM Standards; and
- 3) full compliance with Engineering comments *(The minimum finished floor elevation required on each lot affected by the x-shaded and/or AE flood zone on the final plat. A drainage easement will be required if any portion of this property conveys stormwater runoff from a COM maintained rights- of way. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit).*

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 olsen@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: _____
Richard Olsen, Deputy Director of Planning

cc: Austin Engineering, Co., Inc.