

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 2, 2009

David Atchison
POB 160405
Mobile, AL 36619

Re: Case #SUB2009-00120 (Subdivision)

D. L. Atchison Subdivision

North side of Ben Hamilton Road at the North terminus of March Road.

11 Lots / 148.0± Acres

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

At its meeting on October 1, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that the subdivision will share a maximum of 5 curb cuts to Ben Hamilton Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;**
- 2) **provision of a 25' minimum building setback line on all lots (along Ben Hamilton Road); on Lots 9, 10, and 11, the setback line shall be from where the "poles" meets the "flag" portions of the lots;**
- 3) **labeling of the lots with their sizes in square feet (in addition to acreage), or the provision of a table on the plat with the same information;**
- 4) **placement of a note on the final plat stating that no future subdivision for any lot will be allowed until additional adequate frontage is provided;**
- 5) **the applicant receive the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;**
- 6) **placement of a note on the plat stating that the site must be developed in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 7) **placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8 of the Subdivision Regulations; and**
- 8) **submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.**

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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.

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: Polysurveying Engineering – Land Surveying