

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 16, 2010

Mark Dickerson
8445 March Rd.
Irvington, AL 36544

Re: Case #SUB2010-00024
Mark Dickerson Subdivision
8445 March Road
(East side of March Road at the South terminus of East Gulley Way).
2 Lot/6.8± Acre

Dear Applicant(s):

At its meeting on April 15, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) retention of the depiction of the minimum building lines on the Final Plat;**
- 2) depiction of the lot area size, in square feet, on the Final Plat, or provision of a table on the Plat with same information;**
- 3) placement of a note on the Final Plat stating that no further subdivision of Lot 2 will be allowed until additional frontage along a public street is provided;**
- 4) placement of a note on the Final Plat stating that Lot 2 is limited to one curb cut to March Road and Lot 1 is limited to one curb-cut to March Road, with the size, design, and exact location of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;**
- 5) placement of a note on the Final Plat stating that the development will be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**

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- 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 stating that the approval of all applicable federal, state, and local agencies would be required prior to the issuance of any permits or land disturbance activities; 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.**

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