

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 5, 2009

Barbara Winston and Ardell Deese
Post Office Box 177
St. Elmo, Alabama 36568

Re: Case #SUB2009-00040
Winston's Dees Road Subdivision
West side of Dees Road (private road), 175'± South of D.K. Road.
1 Lot / 1.0± Acre

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

At its meeting on June 4, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of a 60' wide right-of-way on Dees Road;**
- 2) **dedication of a 25' radius at each front corner of Lot 1 on Dees Road to allow for any future road construction into the future development area;**
- 3) **illustration of the minimum building setback line as measured from any required dedication;**
- 4) **placement of a note on the final plat stating that there is to be no further subdivision of Lot 1 or parent parcel R023706230000033 on either side of Dees Road until Dees Road is paved to County standards from Roush Road to the South terminus of any proposed frontage along Dees Road;**
- 5) **placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Dees Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;**
- 6) **labeling of Lot 1 and the Future Development Area with their sizes in square feet and acres, or the provision of a table on the plat furnishing the same information;**
- 7) **placement of a note on the final plat stating that development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water 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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- 8) placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provided a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; and**
- 9) 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