

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 8, 2010

D. Herrington
9175 Padgett Switch Rd.
Irvington, AL 36544

Re: Case #SUB2009-00168 (Subdivision)
Herrington's Subdivision
8969, 8979 and 8999 Padgett Switch Road
(East side of Padgett Switch Road, 420'± South of Lee Circle West, extending to
the West side of Jamestown Drive).
5 Lot / 4.5± Acre

Dear Applicant(s):

At its meeting on January 7, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.8. of the Subdivision Regulations and tentatively approved the plat, subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 4 is denied access to Jamestown Drive;**
- 2) placement of a note on the final plat stating that Lots 4 and 5 are limited to the existing curb cuts to Padgett Switch Road;**
- 3) placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Padgett Switch Road;**
- 4) placement of a note on the final plat stating that Lots 2 and 3 are limited to one curb cut each to Jamestown Drive;**
- 5) placement of a note on the final plat stating that the size, design, and location of all curb cuts shall be approved by Mobile County Engineering and conform to AASHTO standards;**
- 6) retention of the 25-foot building setback line along all public rights-of-way on the final plat;**
- 7) retention of the labeling of each lot with the size in square feet;**
- 8) retention of the note on the 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;**

Herrington's Subdivision

January 8, 2010

Page 2

- 9) retention of the note on the 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;”* and,
- 10) retention of the note on the 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: D. Brad Busby