



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 25, 2014

Paul & Terrie Hamm  
6510 Anthony Drive West  
Theodore, AL 36582

**Re: Case #SUB2014-00076**  
**Hamm Family Division Subdivision**  
6150 Anthony Drive West  
(North terminus of Anthony Drive West).  
2 Lots / 6.8± Acres

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

At its meeting on August 21, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb cut to Anthony Drive West, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating that Lot 3 is limited to the existing curb cut to Lundy Road Extension, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 3) dedication to provide 30' from the centerline of Lundy Road Extension along Lot 3;
- 4) retention of the 25' building setback line for Lot 1 as being blocked at the North terminus of Anthony Drive West;
- 5) revision of the plat to stop the 25' building setback line along the South side of Lot 2 where it would meet a 25' setback from the 30' easement for ingress and egress;
- 6) revision of the plat to illustrate a 25' setback line from the ingress and egress easement;
- 7) retention of the 25' building setback line for Lot 3 as measured where the lot is at least 60' wide;

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- 8) retention of the labeling of the lots with their sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 9) placement of a note on the Final Plat stating that no further resubdivision of Lots 1, 2 or 3 will be allowed until additional public street frontage is provided;
- 10) 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;
- 11) 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;
- 12) 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; and
- 13) compliance with the Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile).*

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 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 [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

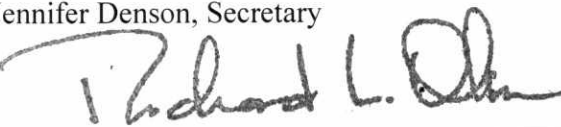
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

  
Richard Olsen  
Deputy Director of Planning

cc: Polysurveying