

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2011

Albert L. Bendolph
7084 Gipson Rd.
Theodore, AL 36582

Re: Case #SUB2010-00142
Bendolph Estates Subdivision
7080 & 7084 Gipson Road
(West side of Gipson Road, 350' ± North of Old Military Road).
1 Lot / 0.8± Acre

Dear Applicant(s):

At its meeting on January 6, 2011, the Planning Commission considered the above referenced subdivision.

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

- 1) depiction of the 25-foot minimum building setback line;
- 2) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 3) compliance with Engineering comments: *(Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit.)*
- 4) approval of all applicable federal, state, and local agencies prior to the issuance of any permits or land disturbance activities;
- 5) placement of a note on the Final Plat limiting the development to one curb-cut each to Gipson Road, with the size, design, and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and,
- 7) full compliance with all other municipal codes and ordinances.

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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: Byrd Surveying