

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 21, 2010

Mobile Land Development, LLC  
915 Hillcrest Rd. Ste A  
Mobile, AL 36608

**Re: Case #SUB2010-00056**  
**Cole's Place Subdivision, Unit Three**  
1105 Dykes Road North  
(West side of Dykes Road North, 6/10± mile South of Tanner Williams Road).  
6 Lot / 22.0± Acre

Dear Applicant(s):

At its meeting on May 20, 2010, the Planning Commission considered the above referenced subdivision.

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

- 1) no construction allowed in the 100' Alabama Power easement;**
- 2) depiction of the 25-foot minimum building setback line on all lots and on the flag lots where the pole meets the flag;**
- 3) placement of a note on the Final Plat stating that lots 1, 2, 3 and 6 are limited to one curb-cut each, while proposed lots 4 and 5 are limited to one shared curb-cut, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and comply with AASHTO standards;**
- 4) retention of the labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;**
- 5) must comply with Engineering comments: *Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall 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***

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- issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;*
- 6) placement of a note on the Final Plat stating that no future re-subdivision until adequate frontage on a County maintained public right-of-way is provided;**
  - 7) revision of the 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**
  - 8) revision of the note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities.**

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](mailto: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: Austin Engineering Co. Inc.