

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 8, 2012

Harold Henderson
8637 Deer Haven Street
Huber Heights, OH 45424-7072

Re: Case #SUB2012-00039

Harold B. Henderson Subdivision

South side of Bear Fork Road, 2/10 mile ± East of the intersection of Bear Fork Road and Moffett Road.

Number of Lots / Acres: 1 Lot / 1.2± Acre

Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 7

Dear Applicant(s):

At its meeting on June 7, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **retention of the 25-foot minimum building setback line along Bear Fork Road;**
- 2) **retention of the lot size in square feet and acres;**
- 3) **compliance with Engineering comments: “Provide adequate ingress/egress easement to existing property to the south. Sidewalk is required to be constructed along the frontage of the property, unless a sidewalk variance is approved. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW (Mobile City Code, Chapter 57, Article VIII);”**
- 4) **compliance with 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;”**
- 5) **placement of a note on the Final Plat limiting Lot 1 to one curb-cut to Bear Fork Road, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **placement of a note denying the lot access to the 15’ access road to the East; and,**

Harold B. Henderson Subdivision

June 8, 2012

Page 2

- 7) 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.**

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 of Mobile, Inc.