

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 20, 2009

Orin Parker  
P.O. Box 190903  
Mobile, AL 36619

**Re: Case #SUB2009-00149 (Subdivision)**  
**Ivar Karisson Subdivision**  
5365 Hamilton Boulevard  
(North side of Hamilton Boulevard, 100'± East of the CSX Railroad Right-of-Way).  
1 Lot / 0.5± Acre

Dear Applicant(s):

At its meeting on November 19, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Connection of the site to public water and sanitary sewer;**
- 2) **Dedication of right-of-way sufficient to provide 50-feet of right-of-way, as measured from the centerline of Hamilton Boulevard;**
- 3) **Revision of the lot size on the site plan to reflect required dedication or provision of a table on the plat with the same information;**
- 4) **Retention of the 25-foot setback line along Hamilton Boulevard;**
- 5) **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;**
- 6) **Placement of a note on the Final Plat stating that the development is limited to the two existing curb-cuts along Hamilton Boulevard with size, design and location to be approved by Traffic Engineering, and should comply with AASHTO standards; and**
- 7) **Full compliance with all municipal codes and ordinances.**

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.

**Ivar Karisson Subdivision**

**November 20, 2009**

**Page 2**

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: Polysurveying Engineering – Land Surveying