

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 8, 2011

Antioch Church of God in Christ
c/o Reverend Norman Lockett
5925 St. Stephens Road
Eight Mile, AL 36613

Re: Case #SUB2011-00023
Antioch Church of God in Christ Subdivision
South side of McLeod Road, 4250'± West of Dawes Road.
Number of Lots / Acres: 3 Lots / 10.0± Acres
Engineer / Surveyor: Rowe Surveying & Engineering Co, Inc.
Council District

Dear Applicant(s):

At its meeting on April 7, 2011, the Planning Commission, with a waiver of V.D.3. of the Subdivision Regulations, tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations with the setback on Lots 2 and 3 shown across the entire width of the lots;**
- 2) **the labeling of each lot with its size in square feet and acres, or placement of a table on the plat with the same information;**
- 3) **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;**
- 4) **placement of a note on the Final Plat to comply with the City of Mobile stormwater and flood control ordinances *(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 issuance of any permits.)***

- 5) approval of all applicable federal, state, and local agencies prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the Final Plat limiting the Lot 1 to one curb-cut to McLeod Road located in the area from the center to the West of the lot, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat limiting the lots 2 and 3 to one shared curb-cut to McLeod Road, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 8) placement of a note on the Final Plat stating that there shall be no future re-subdivision of lots 2 and 3 until adequate frontage is provided on a county maintained road.
- 9) correction of the vicinity map to reflect the accurate location of the subdivision; and,
- 10) 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: Rowe Surveying & Engineering Co.