

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2008

Ruth Powell
842 Ixora Drive
Eau Gaille, FL 32935

Re: Case #SUB2008-00235
Ruth Powell, A Family Division Subdivision
West side of McCrary Road, 410'± North of Stone Street.
2 Lots / 19.0± Acres

Dear Applicant(s) / Property Owner(s):

At its meeting on December 4, 2008, the Planning Commission waived Section V.D.3 of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note stating that Lots 1 and 2 are limited to a maximum of two curb cuts each on McCrary Road with the size, location and design of each curb cut to be approved by County Engineering;**
- 2) **revision of the plat to depict the 25' minimum building setback line along all street frontages;**
- 3) **labeling of each lot with its size in square feet in addition to acreage;**
- 4) **placement of a note on the plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;**
- 5) **placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, if any, prior to the issuance of any permits or land disturbance activities;**
- 6) **placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**

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- 7) 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.7. of the Subdivision Regulations.**

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 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 Engineers- Land Surveying