

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 20, 2009

Duong Thanh (a.k.a Billy Hill)
5790 N. Riverchase Drive
Mobile, Alabama 36619

Re: Case #SUB2009-00026
Stone Square Plaza Subdivision
2154 Dr Martin Luther King Jr. Avenue
(East side of Dr Martin Luther King Jr. Avenue, 150'± North of Osage Street).
1 Lot / 0.9± Acre

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

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

- 1) **placement of a note on the final plat stating that the site is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **placement of a note on the final plat stating that the site is denied access to the unopened right-of-way to the South;**
- 3) **labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;**
- 4) **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**
- 5) **subject to City Engineering comments: *(Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Must provide detention for any impervious area added in excess of 4,000 square feet.)***

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.

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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: Frank A. Dagley & Associates, Inc.