

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 7, 2009

Willie Sullivan  
7186 Bowers Lane  
Theodore, Alabama 36582

**Re: Case #SUB2009-00113**  
**Bowers Lane Subdivision, Sullivans Addition to**  
West side of Bowers Lane, 160'± South of Diamond Road.  
3 Lot / 5.1± Acre

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

At its meeting on August 6, 2009, 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 on the final plat stating that Lots 1 and 3 are limited to one curb cut each, and Lot 2 is limited to two curb cuts, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **illustration of the 25' minimum building setback line along Bowers Lane;**
- 3) **labeling of each lot with its size in square feet and acres, or the furnishing of a table on the final plat providing the same information;**
- 4) **placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 5) **subject to the Engineering Comments: *(Due to flooding in the area, detention will be required for the proposed lots assuming the maximum allowable site coverage. At a minimum, the detention shall detain the 100 year storm event, with a 2 year release rate. 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).***

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

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(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](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