

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 19, 2011

Patricia Bahlman and Earl Phillip Rolls
9635 Lancaster Road
Theodore, AL 36582

Re: Case #SUB2011-00078
Lancaster Subdivision, Phase One
East side of Lancaster Road, 1± mile South of Laurendine Road.
Number of Lots / Acres: 3 Lots / 21.4± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

Dear Applicant(s):

At its meeting on August 18, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that each lot is limited to one curb-cut to Lancaster Road;**
- 2) **placement of a note on the Final Plat stating that there shall be no future subdivision of Lots 2 or 3 until construction of a dedicated public road is completed;**
- 3) **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.)***
- 4) **approval of all applicable federal, state, and local agencies for wetland and floodplain issues prior to the issuance of any permits or land disturbance activities;**
- 5) **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**

Lancaster Subdivision, Phase One

August 19, 2011

Page 2

- otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and,
- 6) **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.**

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: Polysurveying of Mobile, Inc.