

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 22, 2011

Samson Syhabout
8915 Highway 90
Irvington, AL 36544

Re: Case #SUB2011-00065
Pine Springs Farms Subdivision, Re-subdivision Lot 6, Block C
South side of Taylor Avenue 1800'± West of Taylor Avenue South.
Number of Lots / Acres: 2 Lots / 5.0± Acres
Engineer / Surveyor: Stewart Surveying
County

Dear Applicant(s):

At its meeting on July 21, 2011, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **labeling of each lot with its size in acres, or the furnishing of a table on the Final Plat providing the same information;**
- 2) **dedication to provide 30' from the centerline of Taylor Avenue;**
- 3) **illustration of the 25' minimum building setback line along Taylor Avenue as measured from any required dedication;**
- 4) **placement of a note on the Final Plat stating that each lot is limited to one curb-cut to Taylor Avenue, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the Final Plat stating that the approval of all applicable federal, state, and local environmental agencies for flood zone issues would be required prior to the issuance of any permits or land disturbance activities;**
- 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;**
- 7) **placement of a note on the Final Plat stating the development will be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances,**

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- 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering; and,**
- 8) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened or otherwise protected species.**

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: Paul Stewart, PLS