

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 19, 2010

Russell Young  
3161 Crichton St.  
Mobile, AL 36607

**Re: Case #SUB2010-00120**

**Young Subdivision**

2455 and 2625 Snow Road North

(West side of Snow Road North, 310'± North of Howells Ferry Road, extending to the North side of Howells Ferry Road, ¼-mile± West of Snow Road North).

5 Lot / 39.0± Acre

Dear Applicant(s):

At its meeting on November 18, 2010, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:**

- 1) placement of a note on the final plat stating that no future subdivision of Lots 2 and 5 will be allowed until additional frontage on a paved public street is provided;**
- 2) dedication of sufficient right-of-way to provide 50' from the centerline of Snow Road North;**
- 3) verification that the right-of-way along Howells Ferry Road fronting the site is at least 50' from centerline, or the dedication of sufficient right-of-way to provide 50' from centerline;**
- 4) illustration of the 25' minimum building setback line along Snow Road North and Howells Ferry Road, as measured from any required dedication;**
- 5) labeling of each lot with its size in both square feet and acres, after any required dedication, or the furnishing of a table on the final plat providing the same information;**
- 6) placement of a note on the final plat stating that Lot 5 is limited to one curb-cut to Howells Ferry Road, and Lots 1, 2, 3, and 4 are limited to one curb-cut each to Snow Road North with the size, location, and design of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;**
- 7) placement of a note on the final plat stating that Section V.A.5., Environmental and Watershed Protection requirements of the Subdivision Regulations, will apply;**

**Young Subdivision**

**November 19, 2010**

**Page 2**

- 8) placement of a note on the final plat stating development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 9) placement of a note on the final plat stating that the approval of all applicable federal, state, and local environmental agencies for wetlands would be required prior to the issuance of any permits or land disturbance activities;
- 10) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8 of the Subdivision Regulations; and,
- 11) placement of a note on the final plat stating development 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

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](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: M. Don Williams