

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 19, 2010

Cora & Rochelle Holifield
8540 Turnbridgewell Drive N.
Semmes, AL 36575

Re: Case #SUB2010-00025
Autumndale Subdivision, Resubdivision of Lot 34
Northeast corner of Elaine Drive and Sharon Drive.
2 Lot/0.3± Acre

Dear Applicant(s):

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

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) compliance with Engineering comments: *Show the minimum FFE on the plat. Detention will be required, need to show the detention area(s) on plat. Place note on plat stating that maintenance of detention system to be the responsibility of the property owners. No building permits will be issued for either lot until a land disturbance permit addressing the detention has been submitted to and approved by City Engineering. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit;***
- 2) placement of a note on the plat stating that each lot is limited to one curb-cut with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) placement of a note on the plat stating that approval of all applicable federal, state, and local environmental agencies for wetlands or floodplains issues is required prior to the issuance of any permits or land disturbance activities; and,**
- 4) placement of a note on the plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities.**

Autumndale Subdivision, Resubdivision of Lot 34

March 19, 2010

Page 2

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: Byrd Surveying, Inc.