

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 7, 2009

Lyle Stokley
P.O. Box 821
Semmes, Alabama 36575

Re: Case #SUB2009-00114
Broughton Road Subdivision, Stokley's Addition to
10403 Broughton Road
(South side of Broughton Road, 820'± East of Hardeman Road).
4 Lot / 16.0± Acre

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

At its meeting on August 6, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **Retention of labeling of the lot sizes, in square feet, on the final plat**
- 2) **Revision of the 25-foot minimum building setback line revised to depict 25 feet from any dedication required;**
- 3) **Provision of dedication sufficient to provide 30-feet from the centerline of Broughton Road;**
- 4) **Placement of a note on the final plat limiting Lots 1 and 4 to the existing curb cuts and limiting Lots 2 and 3 to one curb cut each with the size, design, and location of all curb cuts to be approved by Mobile County Engineering;**
- 5) **Placement of a note on the final plat stating that the subdivision will comply will Section V.A.5 of the Subdivision Regulations regarding Environment and Watershed Protection;**
- 6) **Depiction of any flood prone areas, as designated by FEMA, or any buffer zones, as defined in Section II of the Subdivision Regulations on the final plat, or placement of a note on the final plat stating that no such areas exist on the site;**
- 7) **Certification from a licensed Professional Engineer certifying that the design of the Subdivision and its storm water detention features are designed for a minimum detention capacity to accommodate the volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate prior to signing of the final plat;**

- 8) Depiction of any storm water detention facility on the final plat as a common area not maintained by the City of Mobile, Mobile County or the State of Alabama;**
- 9) 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;**
- 10) 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 Engineering – Land Surveying