



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

June 11, 2013

Stephen Charlton
2956 Busby Road
Mobile, AL 36695

Re: Case #SUB2013-00035
Charlton Family Division Subdivision
2956 Busby Road
(South terminus of Busby Road).
2 Lot / 1.5 ± Acre

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

At its meeting on June 6, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) The lot size information on the preliminary plat should be revised for any required dedication on the final plat;
- 2) The final plat should illustrate a dedication to provide 30 feet from centerline as compliant with Section V.D.6. of the Subdivision Regulations manual;
- 3) The final plat should be revised to reflect additional dedication of Lot 1 along Busby Road and the dedication of the corner radius;
- 4) The 25-foot minimum building setback line should be modified for Lot 1 to reflect dedication and retained elsewhere on the final plat;
- 5) Placement of a note on the final plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering; and
- 6) Placement of notes on the final plat relating to endangered/threatened species, buffering of commercial development, and storm water compliance.

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.

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Charlton Family Division Subdivision

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It is also requested that a digital copy 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.

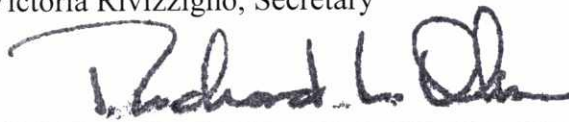
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: Polysurveying & Engineering