

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 21, 2008

Mobile Land Development LLC
915-A Hillcrest Road
Mobile, AL 36695

Re: Case #SUB2008-00240
Cole's Place Subdivision, Unit Two, Resubdivision of Lots 1 & 2
West side of Dykes Road at the West terminus of Coles Lane (private street).
3 Lots / 4.3± Acres

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

At its meeting on November 20, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note stating that Lots 1 and 2 are limited to one curb cut each onto Dykes Road and Lot 3 is limited to two curb cuts onto Dykes Road with the size, design and location of each curb cut to be approved by County Engineering;**
- 2) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 3) **placement of a note on the plat stating that the development will be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water 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**
- 4) **placement of a note on the final plat stating that any lot developed commercially and adjoining residentially developed property must provide a buffer, in compliance with Section V.A.7 of the Subdivision Regulations.**

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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 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: Austin Engineering Co. Inc.