

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 22, 2011

John Graham Robinson
P.O. Box 1424
Semmes, AL 36575

Re: Case #SUB2011-00066
Graham Haven Subdivision
8033 & 8053 Howells Ferry Road
(South side of Howells Ferry Road, 1800'± West of Schillinger Road).
Number of Lots / Acres: 3 Lots / 2.9± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

Dear Applicant(s):

At its meeting on July 21, 2011, the Planning Commission waived Section V.D.1. and Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) subject to the amended plat submitted at the meeting, with minor modifications to the "flag pole";
- 2) depiction of the 25-foot minimum building setback line from Howell Ferry Road for Lots 1 & 2, as required by Section V.D.9. of the Subdivision Regulations;
- 3) depiction of the 25-foot minimum building setback line from the pole for Lot 3, as required by Section V.D.9. of the Subdivision Regulations;
- 4) the labeling of each lot with its size in square feet and acres, or placement of a table on the plat with the same information;
- 5) placement of a note on the Final Plat stating that no future subdivision of Lots 1, 2, or 3 will be allowed until adequate frontage is available;
- 6) 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;
- 7) placement of a note on the Final Plat limiting the lots to one shared curb-cut to Howells Ferry Road at Lot 3, with the size, design, and location of the

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- curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 8) placement of a note on the Final Plat to comply with the City of Mobile stormwater and flood control ordinances (*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.*)
 - 9) approval of all applicable federal, state, and local agencies prior to the issuance of any permits or land disturbance activities; and,
 - 10) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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.