

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 20, 2009

Bradley Holloway
10153 Hunters Trace North
Mobile, Alabama 36608

Re: Case #SUB2009-00018
Holloway Place Subdivision
10153 Hunters Trace North
(South side of Hunters Trace North, extending to the North side of Hunters Trace,
192'± West of Hunters Lane).
2 Lots / 1.0± Acre

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

At its meeting on March 19, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;**
- 2) **illustration of the 25' minimum building setback line along both street frontages;**
- 3) **labeling of each lot with its size in square feet and acres, or the furnishing of a table on the plat providing the same information;**
- 4) **placement of a note on the final plat stating that no building construction is allowed within any easements;**
- 5) **placement of a note on the final 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;**
- 6) **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; and**
- 7) **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.7. of the Subdivision Regulations.**

Holloway Place Subdivision

March 20, 2009

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: Haidt Land Surveying