

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 6, 2007

Michael R. Cheatham
12390 Ballard Road
Grand Bay, AL 36541

Re: Case #SUB2007-00133
Carol Plantation Subdivision, Third Unit, Resubdivision of a Portion of
Farm Lot 520
6800 Hayfield Circle West
(Northwest corner of Hayfield Circle North and Hayfield Circle West).
2 Lots / 1.8± Acres

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

At its meeting on July 5, 2007, the Planning Commission waived Section V.D.2 of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line for all lots where they are 60' in width;
- 2) provision of a note on the final plat stating that Lot 1 and Lot 2 are limited to a single shared curb cut, with the size, design, and location to be approved by the Mobile County Engineering Department;
- 3) provision of a note on the final plat stating that no further subdivision of this property is to be allowed without acquisition of additional public right-of-way frontage;
- 4) provision 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;
- 5) provision 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; and
- 6) labeling of each lot in square feet, or provision of a table with the same information.

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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 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 and Land Surveying

Shirley Lighton