

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2011

Jerry Hutcherson
10993 Gulf Park Drive
Theodore, AL 36582

Re: Case #SUB2011-00121 (Subdivision)
Gulfpark Subdivision, 2nd Addition, Re-subdivision of Lots 2 & 3
South terminus of Gulf Park Drive
Number of Lots / Acres: 2 Lots / 3.0 Acres±
Engineer / Surveyor: Paul Stewart Surveying
County

Dear Applicant(s):

At its meeting on December 15, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line from Gulf Park Drive Road, as required by Section V.D.9. of the Subdivision Regulations;
- 2) labeling of the lot sizes, in square feet, or provision of a table on the Final Plat with the same information;
- 3) re-label the lots as "Lot 1" and "Lot 2";
- 4) placement of a note on the Final Plat that no future subdivisions will occur until Gulf Park Drive is paved to Mobile County standards;
- 5) 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;
- 6) placement of a note on the Final Plat stating the site must 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;"*

Gulfpark Subdivision, 2nd Addition, Re-subdivision of Lots 2 & 3

December 16, 2011

Page 2

- 7) placement of a note on the Final Plat both lots to one curb-cut each to Gulf Park Drive, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 8) approval of all applicable federal, state, and local agencies prior to the issuance of any permits or land disturbance activities; and,**
- 9) 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: Stewart Surveying, Inc.