

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 7, 2010

Herman Figgers
P.O. Box 82178
Mobile, AL 36689

Re: Case #SUB2010-00047
Bailee Cove Subdivision
6964 Howells Ferry Road
(North side of Howells Ferry Road, 150'± East of Overlook Road).
2 Lot / 2.8± Acre

Dear Applicant(s):

At its meeting on May 6, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.3. of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 50' from the centerline of Howells Ferry Road, in compliance with the Major Street Plan and dedication to provide 30' from the centerline of Myland Avenue;
- 2) revision of the lot size information to reflect dedication;
- 3) depiction of the 25-foot minimum building setback line along all public rights-of-way including Myland Avenue;
- 4) placement of a note on the Final Plat denying Lot 2 access to Myland Avenue;
- 5) 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 Traffic Engineering and conform to AASHTO standards;
- 6) revision of labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information reflecting required dedication;
- 7) dedication sufficient to comply with Section V.B.16 of the Subdivision Regulations regarding curb radii;
- 8) must comply with Engineering comments: *Must comply with all stormwater and flood control ordinances. Must provide detention for any increase in*

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impervious area to the site since 1984 in excess of 4,000 square feet. Show an area reserved for detention on the plat and add a note to the plat that each individual lot will require a land disturbance permit and must provide detention for construction of impervious area in excess of 2,000 square feet. Once developed, if the property does not drain to a City maintained drainage system, then detention for a 100 year storm event with a 2 year release rate will be required unless a release agreement is provided by all downstream properties. Any work performed in the right-of-way will require a right-of-way permit;

- 9) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and,**
- 10) full compliance with all municipal codes and ordinances.**

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: Polysurveying