

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 17, 2009

Doveard B. & Sheila D. Pugh
11735 Tanner Williams Road
Mobile, Alabama 36608

Re: Case #SUB2009-00096
Pugh Subdivision
11735 Tanner Williams Road
(South side of Tanner Williams Road, 750'± East of Old Tanner Williams Road East).
1 Lot / 1.9± Acres

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

At its meeting on July 16, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of right-of-way adequate to provide 50-feet, as measured from the centerline of Tanner Williams Road;**
- 2) **adjustment of the minimum building setback line to reflect right-of-way dedication;**
- 3) **revision of the lot size information to reflect dedication;**
- 4) **placement of a note on the Final Plat stating that the lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering, and the curb-cut to conform to AASHTO standards if moved or modified;**
- 5) **placement of a note on the Final Plat stating that the remainder of the parcel shall not be developed until a legal lot is created and adequate frontage on a public street provided;**
- 6) **placement of a note on the Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 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.8. of the Subdivision Regulations; and**

- 8) placement of a note on the Final Plat stating that new development must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall 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.**

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: McCrory & Williams Inc.