

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 18, 2009

Murray P. Farmer
147 Batre Lane
Mobile, AL 36608

Re: Case #SUB2009-00128

Avalon Subdivision

147 Batre Lane and 320 Avalon Street

(South side of Batre Lane, 145'± East of Avalon Street, and East side of Avalon Street, 180'± South of Batre Lane).

2 Lots / 0.6± Acre

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

At its meeting on September 17, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provided 25' from the centerline of Avalon Street;**
- 2) **illustration of the 25' minimum building setback line along Avalon Street as measured from any required dedication;**
- 3) **illustration of the minimum building setback line along Batre Lane as measured from the current right-of-way line;**
- 4) **placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Avalon Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the final plat stating that Lot 2 is limited to the existing curb cuts to Batre Lane;**
- 6) **labeling of each lot with its size in acres and square feet, or the provision of a table on the plat furnishing the same information;**
- 7) **placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened or otherwise protected species; and,**
- 8) **subject to the Engineering comments: *(Must comply with all storm water and flood control ordinances. Add a note to the plat that detention must be provided and a land disturbance permit will be required for any cumulative increase in impervious area added to the site since 1984 in excess of 4000 square feet. Any work performed in the right-of-way will require a right-of-way permit).***

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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 (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: Byrd Surveying, Inc.