

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 22, 2010

Darren Lanier
513 Novatan Rd.
Mobile, AL 36608

Re: Case #SUB2009-00183
Darren Lanier Subdivision
Southwest corner of Novatan Road North and Hidden Place (private road).
1 Lot / 1.0± Acre

Dear Applicant(s):

At its meeting on January 21, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.3, and Tentatively Approved the request, subject to the following conditions:

- 1) provision of labeling of the lot size, in square feet, on the final plat, or provision of a table on the final plat with the same information;**
- 2) depiction of the 25-foot minimum building line along the Novatan Road North right-of-way, and the along the North property line where the site abuts the private Hidden Place;**
- 3) placement of a note on the final plat denying the site access to Hidden Place;**
- 4) placement of a note on the final plat limiting the site to the existing curb cut to Novatan Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering;**
- 5) placement of a note on the final plat stating that *“the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.”*;**

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- 6) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species; and,**
- 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.**

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: Gerald A. Smith