

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 20, 2012

Charles Dbaria
1555 Harvey Hill Road
Semmes, AL 36575

Re: Case #SUB2011-00145
Revised Braceland Subdivision
1451 & 1555 Harvey Hill Road
(West side of Harvey Hill Road, 105'+ North of Howells Ferry Road)
Number of Lots / Acres: 3 Lots / 19.2 Acres±
Engineer / Surveyor: Polysurveying Engineering –Land Surveying
County

Dear Applicant(s):

At its meeting on January 19, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication to provide 30' from the centerline of Harvey Hill Road to Mobile County;**
- 2) **placement of a note on the Final Plat that no further re-subdivision will be allowed until Harvey Hill Road is constructed to Mobile County standards;**
- 3) **depiction of the 25-foot minimum building setback line from Harvey Hill Road, as required by Section V.D.9. of the Subdivision Regulations;**
- 4) **labeling of the lot sizes, in square feet and acres, or provision of a table on the Final Plat with the same information;**
- 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) **provision of a minimum detention capacity volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate, and the placement of a note on the Final Plat stating that the development has been designed to comply with all other 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**

Revised Braceland Subdivision

January 20, 2012

Page 2

with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, as well as the detention and release rate requirements of Mobile County for projects located within the Converse watershed, prior to the obtaining of permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;

- 7) placement of a note on the Final Plat limiting each lot to one curb cut to Harvey Hill Road, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and,**
- 8) 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: Nita A. Lancaster

Tammy D. Williamson

Polysurveying Engineering