MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION

March 20, 2009

Hunter Langham
8340 Three Notch Road
Mobile, Alabama 36619

Re: Case #SUB2009-00022
Langham Family Division Subdivision, Resubdivision of Lots 1 & 2
8340 Three Notch Road
(North side of Three Notch Road, 180'± West of Kirkwell Drive).
3 Lots / 8.2± Acres

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

At its meeting on March 19, 2009, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

1) **dedication of sufficient right-of-way so as to provide a minimum 50' from the centerline of Three Notch Road;**
2) **placement of a note stating that each lot is limited to one curb cut to Three Notch Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;**
3) **placement of a note on the final plat stating that no future subdivision of any lot is allowed until additional adequate frontage on a public street is provided;**
4) **the applicant correct the title of the subdivision (should be *Langham Family Division, Resubdivision of Lots 1 and 2*);**
5) **the applicant receive the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;**
6) **placement of a note on the plat / site plan 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 developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and**
8) **submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to 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: Polysurveying Engineering – Land Surveying
Jeff Sims