

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 16, 2009
CORRECTION LETTER

Wayne Howell
127 East Ridge Dr.
Dothan, AL 36301

Re: Case #SUB2009-00141
Murray Brigham Place Subdivision
4670 Hermitage Road
(West side of Hermitage Avenue, 150'± North of Andrews Road).
2 Lot / 0.3± Acre

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

At its meeting on October 15, 2009, the Planning Commission with a waiver of Section V.D.2. tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 30-foot from the centerline of Hermitage Avenue;**
- 2) **depiction of the 25-foot minimum building setback line along all public rights-of-way reflecting required dedication;**
- 3) **revision of the lot size square footage to reflect dedication;**
- 4) **retention of the note on the Final Plat stating that each lot is limited to one curb cut;**
- 5) **retention of the 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) **retention of the 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; and,**
- 7) **retention of the note on the Final Plat stating that any new development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.**

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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: Stewart Surveying Inc