

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 5, 2010

Kenneth Thomas
6775 William Way East
Eight Mile, AL 36613

Re: Case #SUB2009-00188
Kenneth Thomas Subdivision
9220 Gulley Way West
North side of Gulley Way at the Northern terminus of East Gulley Way
3 Lot / 5.0± Acre

Dear Applicant(s):

At its meeting on February 4, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the application, subject to the following conditions:

- 1) revision of the plat, if necessary, to depict the existing edge to edge width of the dirt road travel way;
- 2) revision of the plat to depict dedication adequate to provide 30-feet from the centerline of the existing road in condition # 1;
- 3) placement of a note on the final plat stating that there shall be no future resubdivision or construction of additional dwellings until Gulley Way is constructed to Mobile County paving standards for a public road;
- 4) placement of a note on the final plat stating that Lot 1 is limited to two curb-cuts, and that Lots 2 and 3 are limited to one curb-cut each, with the size, design, and location to be approved by Mobile County Engineering, and to conform with AASHTO standards;
- 5) depiction and labeling of the 25-foot minimum building setback line for the final plat;
- 6) placement of a note on the final plat/site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities”;

- 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; and,
- 8) placement of a note on the final plat stating that *“Development must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and that 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 is required prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.”*

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.