

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 6, 2009

Orchard Assembly of God Church
6750 Howells Ferry Road
Mobile, Alabama 36618

Re: Case #SUB2009-00094
Orchard Assembly of God Subdivision
10244 Howells Ferry Road
(North side of Howells Ferry Road, 1/2± mile West of Snow Road).
1 Lot / 14.5± Acres

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

At its meeting on July 2, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication sufficient to provide 50' from centerline of Howells Ferry Road;**
- 2) **placement of a note on the final plat stating that Subdivision is limited to two curb cuts to Howells Ferry Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;**
- 3) **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 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;**
- 4) **placement of a 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**
- 5) **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.8. of the Subdivision Regulations.**

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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: Byrd Surveying, Inc.