

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 6, 2009

James M. Bizjak  
5880 Plantation Road  
Theodore, Alabama 36582

**Re: Case #SUB2009-00089**  
**Bizjak Subdivision, Resubdivision of Lots 2, 3 and 4**  
5880 Plantation Road  
(Northwest corner of Plantation Road and Middle Road).  
3 Lots / 3.5± 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 of sufficient right-of-way to provide a minimum 30' as measured from the centerlines of both Plantation Road and Middle Road;**
- 2) **placement of a note on the final plat stating that Lot A is limited to one curb cut to Plantation Road, while Lot C is limited to one curb cut to Middle Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;**
- 3) **placement of a note on the final plat stating that Lot B is limited to one curb cut to either Plantation Road or Middle Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;**
- 4) **provision of an adequate radius at the corner of Plantation Road and Middle Road;**
- 5) **labeling of the lots with their sizes in square feet, or the provision a table on the final plat with the same information;**
- 6) **the applicant receive the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities;**
- 7) **placement of a note on the plat stating that the site must be developed in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 8) **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; and**

- 9) 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](mailto: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