

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 4, 2011

Joseph & Flossie M. Sampson  
509 E. Turner Rd.  
Prichard, AL 36610

**Re: Case #SUB2011-00002**  
**Camden Pointe Subdivision**  
West side of McFarland Road, 290'± South of Hamilton Creek Drive.  
60 Lot/ 20.0± Acre

Dear Applicant(s):

At its meeting on February 3, 2011, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:**

- 1) construction of all streets to Mobile County standards, including the street-stub to the East, and acceptance of the streets by Mobile County prior to the recording of the final plat;
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb-cut, with the size, design, and location to be approved by Mobile County Engineering;
- 3) labeling of the 25-foot minimum building setback line, and placement of the note on the plat;
- 4) placement of a note on the Final Plat stating that the development will be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring 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 prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 5) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal

- regulations regarding endangered, threatened, or otherwise protected species;
- 6) 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,
  - 7) labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information, with changes as necessary due to dedications.

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: Speaks & Associates