

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 3, 2009

Wayne Howell
127 East Ridge Drive
Dothan, Alabama 36301

Re: Case #SUB2009-00034
Murray Brigham Place Subdivision
4670 Hermitage Avenue
(West side of Hermitage Avenue, 150' North of Andrews Road).
2 Lots / 0.3± Acre

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

At its meeting on April 2, 2009, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the May 7th meeting, with revisions due by April 6th, to allow the applicant to address the following:

- 1) the inclusion of the remainder of Lot 23 Block 2 of Suburban Gardens with the applicable labels and fees or the submission of the deed illustrating that the subdivision or parceling off was created prior to 1984;
- 2) provision of a note on the Final Plat stating that each lot is limited to one curb cut for each lot;
- 3) provision 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.7. of the Subdivision Regulations;
- 4) Placement of a note on the site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 5) provision of a note on the Final Plat stating that the 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; and
- 6) labeling on the Final Plat of each lot in square feet, or provision of a table with the same information.

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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: Julian F. Smith