

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 3, 2009

Bradley Sanders and Richard Sullivan
2665 Robin Hood Drive
Mobile, Alabama 36605

Re: Case #SUB2009-00042
Bayou Court Subdivision
2019 Robin Hood Drive
(West terminus of Robin Hood Drive extending to Dog River).
2 Lots / 2.8± Acres

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

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

- 1) **placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **illustration of the current 200' building setback line for Lot 1, and the current 30' building setback line for Lot 2;**
- 3) **labeling of each lot with its size in square feet, or the provision of a table on the final plat depicting the same information;**
- 4) **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; and**
- 5) **subject to the Engineering Comments: *(Show Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit).***

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.

Bayou Court Subdivision

April 3, 2009

Page 2

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: Wattier Surveying, Inc.