

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 6, 2009

Richard H. Howell
2600 Havens Road
Semmes, Alabama 36575

Re: Case #SUB2008-00267
Howell Estates Subdivision
2600 Havens Road
(Southeast corner of Havens Road and Howells Ferry Road).
11 Lots / 34.0± Acres

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

At its meeting on February 5, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication and construction of Havens Road to County Engineering standards, and accepted by County Engineering prior to signing the final plat;**
- 2) **placement of a note on the final plat stating that each lot is limited to one curb to Havens Road, with the size, location, and design to be approved by County Engineering and in conformance to AASHTO standards;**
- 3) **placement of a note on the final plat stating that Lot 1 is denied direct access to Howells Ferry Road;**
- 4) **placement of a note on the final plat stating that no construction is allowed within any easement;**
- 5) **provision of a 25' minimum building setback line from Havens Road;**
- 6) **provision of a 25' minimum building setback line on Lot 11 from where the "pole" meets the "flag" portion of the lot;**
- 7) **placement of a note on the final plat stating that no future subdivision of Lots 10 and 11 will be allowed until additional adequate frontage on a public street is provided;**
- 8) **placement of a note on the plat / site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**
- 9) **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.7. of the Subdivision Regulations; and**

- 10) 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 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: Speaks & Associates