

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 7, 2010

Pamela & Russell Woodson
1344 Green Wave Ct.
Mobile, AL 36618

Re: Case #SUB2010-00050
Russell & Pamela Woodson Subdivision
South terminus of Stevens Lane
3 Lot / 1.9± Acre

Dear Applicant(s):

At its meeting on May 6, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.3. of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide half of a 60' radius cul-de-sac, centered 60' North of the South terminus of Stevens Lane;**
- 2) 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;**
- 3) illustration of the 25' minimum building setback line along Stevens Lane, revised to show a setback around any dedicated cul-de-sac radius at the South terminus of Stevens Lane;**
- 4) labeling of each lot with its size in both square feet and acres, or the furnishing of a table on the final plat providing the same information;**
- 5) illustration of both the easement within the property at its North end, and the easement adjacent to the property along its West side;**
- 6) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 7) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local environmental agencies for wetlands or floodplains**

- issues is required prior to the issuance of any permits or land disturbance activities; and,
- 8) **subject to the Engineering Comments: *(Show Minimum Finished Floor Elevation on Plat on each individual lot. There is to be no fill placed within the limits of the flood plain without providing compensation. Must provide detention for any increase in impervious area to the site since 1984 in excess of 4,000 square feet. Show an area reserved for detention on the plat and add a note to the plat that each individual lot will require a land disturbance permit and must provide detention. Must comply with all stormwater 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.

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: Polysurveying