

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 21, 2008

Michael Hall
11551 Calvert Road
Mobile, AL 36608

Re: Case #SUB2008-00043
Michael & Diane Hall Family Division Subdivision
11551 Calvert Road North
(South side of Calvert Road North, 740'± East of its West terminus).
2 Lots / 9.8± Acres

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

At its meeting on March 20, 2008, the Planning Commission waived Section V.D.1. for proposed Lot 1 and Sections V.D.1. and V.D.3. for proposed Lot 2 and approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that Lots 1 and 2 are limited to 1 curb cut each, with the size, location and design to be approved by County Engineering;
- 2) revision of the plat to depict the minimum building setback line on lot 2 to be at least 25' back from where the "pole" meets the "flag" part of the lot;
- 3) 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.7 of the Subdivision Regulations;
- 4) labeling of each lot with its size in square feet;
- 5) while the site is in Mobile County, it will have to comply with the City of Mobile storm water and flood control ordinances. A note should be placed 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;
- 6) placement of a note on the plat / 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;

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- 7) placement of a note on the plat stating that there will be no additional subdivision of Lot 2 until additional frontage is provided and Calvert Road is paved to Mobile County Engineering standards; and**
- 8) placement of a note on the plat restricting additional subdivision of Lot 1 until Calvert Road is paved to Mobile County Engineering standards.**

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 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 Engineering – Land Surveying