

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 6, 2008

Mary Hamilton
3650 Leroy Stevens Road
Mobile, AL 36609

Re: Case #SUB2008-00115
Plantation Acres Subdivision, Resubdivision of
3650 & 3664 Leroy Stevens Road
(West side of Leroy Stevens Road, 600'± North of Fordham Road).
2 Lots / 11.0± Acres

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

At its meeting on June 5, 2008, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note stating that Lot 1 is limited to one curb cut and Lot 2 is limited to two curb cuts to Leroy Stevens Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 2) the applicant obtain the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;
- 3) 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;
- 4) labeling of the lots with their sizes in square feet, or the provision a table on the plat with the same information;
- 5) 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
- 6) 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.

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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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Polysurveying Engineering-Land Surveying