

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

June 5, 2009

Joseph C. Parker
11061 Windsor Place West
Theodore, Alabama 36582

Re: Case #SUB2009-00073
Joseph Parker Subdivision
11061 Windsor Road West
(East side of Windsor Road West, 244'± South of Fowl River Road, extending to
the Southwest corner of Fowl River Road and Dolphin Drive).
2 Lots / 10.0± Acres

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

At its meeting on June 4, 2009, the Planning Commission approved the above referenced subdivision subject to the following condition:

- 1) **dedication of sufficient right-of-way to provide a minimum 30' from the centerline of Dolphin Road;**
- 2) **placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Windsor Road West and 2 curb cuts to Fowl River Road, while Lot 2 is limited to one curb cut to Windsor Road West, with the sizes, locations, and designs to be approved by County Engineering and in conformance with AASHTO standards;**
- 3) **placement of a note on the final plat stating Lot 1 is denied direct access to Dolphin Road;**
- 4) **labeling of the lots with their sizes in square feet, or the provision of a table on the final plat with the same information;**
- 5) **placement of a note on the plat stating that the site must be developed in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 6) **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**
- 7) **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 (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: Byrd Surveying, Inc.