

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 21, 2011

Cherry Porter
3958 Oyler Road
Mobile, AL 36695

Re: Case #SUB2011-00094 (Subdivision)
Cherry Hill Subdivision
3958 & 4028 Oyler Road
(Northwest corner of Oyler Road and Oyler Lane [public right-of-way not
maintained by the County])
Number of Lots / Acres: 2 Lots / 17.0 Acres±
Engineer / Surveyor: Stewart Surveying
County

Dear Applicant(s):

At its meeting on October 20, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication sufficient to provide 30 feet from the centerline of Oyler Lane;
- 2) dedication sufficient to comply with Section V.B.16. of the Subdivision Regulations regarding curb radii at the intersection of Oyler Road and Oyler Lane;
- 3) modification of the 25-foot minimum building setback line and the lot area sizes to reflect required dedications along Oyler Lane;
- 4) removal of the parcel line for parcel R023404170000012.002.;
- 5) placement of a note on the plat stating that Lot 1 is limited to one curb-cut to Oyler Road, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) placement of a note on the plat stating that Lot 2 is limited to one curb-cut to Oyler Lane, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) placement of a note on the plat stating that Lot 3 is limited to one curb-cut to Oyler Road, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards, and is denied access to Oyler Lane;

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- 8) placement of a note on the plat stating that no further re-subdivision to create any lots fronting only Oyler Lane will be allowed until such time as Oyler Lane is constructed to County Paved Road standards;
- 9) placement of a note on the plat stating that: *“Development must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits;”*
- 10) placement of a note on the plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species; and,
- 11) placement of a note on the plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

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: Paul Stewart, PLS