

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 21, 2011

Avery P. Fick  
1319 Old Shell Road  
Mobile, AL 36604

**Re: Case #SUB2011-00091 (Subdivision)**  
**Howells Ferry Subdivision**  
7116 & 7170 Howells Ferry Road  
(North side of Howells Ferry Road, 440'± West of Cody Road)  
**Number of Lots / Acres:** 3 Lots / 3.9 Acres±  
**Engineer / Surveyor:** Haidt Land Surveying  
County

Dear Applicant(s):

At its meeting on October 20, 2011, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication to provide sufficient right-of-way of 50-feet from the centerline of Howells Ferry Road along Lots 1 & 3;**
- 2) **depiction of the 25-foot minimum building setback line from Howells Ferry Road for Lot 1 and 3, as required by Section V.D.9. of the Subdivision Regulations;**
- 3) **depiction of the 45-foot minimum building setback line from Howells Ferry Road for Lot 2, as required by Section V.D.9. of the Subdivision Regulations;**
- 4) **the labeling of the lot with its size in square feet and acres, or placement of a table on the plat with the same information;**
- 5) **placement of a note on the Final Plat stating that no future subdivision of Lot 3 will be allowed until adequate frontage is available;**
- 6) **placement of a note on the Final Plat limiting the development to two curb-cuts to Howells Ferry Road, with the size, design, and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 7) **placement of a note on the Final Plat stating that if any lot is developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;**

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- 8) placement of a note on the Final Plat to comply with the City of Mobile stormwater and flood control ordinances: *“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;”*
- 9) approval of all applicable federal, state, and local agencies prior to the issuance of any permits or land disturbance activities; and,
- 10) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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](mailto: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: Haidt Land Surveying