

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 9, 2009

Nora Bernice Turner
5410 Travis Road
Mobile, AL 36619

Re: Case #SUB2008-00251
J. Turner's Place Subdivision
5412 Travis Road
(West side of Travis Road at the West terminus of Whitehall Drive).
2 Lots / 8.0± Acres

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

At its meeting on January 8, 2009, the Planning Commission waived Section V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) **revision of the plat to illustrate the 25' minimum building setback line for both lots along Travis Road;**
- 2) **labeling of each lot with its size in both acres and square feet, or the furnishing of a table on the plat providing the same information;**
- 3) **placement of a note on the final plat stating that each lot is limited to one curb cut to Travis Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;**
- 4) **placement of a note 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;**
- 5) **placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provided a buffer, in compliance with Section V.A.7 of the Subdivision Regulations; and**

- 6) placement of a note on the final 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.**

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

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Polysurveying Engineering – Land Surveying