

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2007

Georgetown Partners, LLC and MacMae Venture, LLC
568 Western Drive
Mobile, AL 36607

Re: Case #SUB2007-00075
Willard Court Subdivision
2789 MacMae Drive
(South terminus of MacMae Drive).
3 Lots / 7.4± Acres

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

At its meeting on April 19, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **full compliance with Engineering comments [*Delete note 4 on the plat (“Flood zones platted from elevations.”). Flood zones should be clearly delineated on the plat based on scaling the flood zone from FEMA maps, not based on elevation. Show minimum finished floor elevation on each lot. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*];**
- 2) **depiction of the size of each lot in square feet on the final plat;**
- 3) **depiction of a minimum 10-foot wide buffer along the South property lines, where the lots abut existing residential development in the Belvedere Park subdivision, and placement of a note on the plat stating that the buffer area shall be landscaped or left in its natural state;**
- 4) **placement of a note on the final plat and site plan stating that approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;**
- 5) **placement of a note on the plat stating that each lot is limited to one curb-cut each onto MacMae Drive, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **placement of a note on the plat stating that all lots are denied access to Belvedere Circle East and Moot Avenue;**
- 7) **submittal of an application for PUD to accommodate any shared access between Lots 2 and 3 that is depicted as an easement on the plat;**
- 8) **correction of the distance depicted on the lot line separating Lots 1 and 2;**

Willard Court Subdivision
April 20, 2007
Page 2

and
9) full compliance with all other municipal codes and ordinances.

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 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: Research and Engineering, Inc.
Larry M. Tew