

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 2, 2012

Carol McCutcheon, Executor
The Estate of Floyd Whithurst
6760 Hayfield Road
Theodore, AL 36582

Re: Case #SUB2012-00008
Carol Plantation Subdivision, Third Unit, Re-subdivision of Lot 520
6725 , 6741 and 6743 Hayfield Road
(South side of Hayfield Road, at the Southern terminus of Lancelot Drive)
Number of Lots / Acres: 3 Lots / 3.0± Acres
Engineer / Surveyor: McCrory & Williams, Inc.
County

Dear Applicant(s):

At its meeting on March 1, 2012, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and approved the above referenced subdivision, subject to the following conditions:

- 1) revision of the plat to label each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) illustration of the 25' minimum building setback line along Hayfield Road;
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb-cut to Hayfield 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 approval of all applicable federal, state, and local environmental agencies for flood zone issues would be required prior to the issuance of any permits or land disturbance activities;
- 5) placement of a note on the Final 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;
- 6) placement of a note on the Final Plat stating the site must 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;”

- 7) 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; and,
- 8) compliance with the Fire-Rescue Department comments: *“All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.”*

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: McCrory & Williams, Inc.