

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 5, 2011

Sherre Dees
411 Azalea Road
Mobile, AL 36609

Re: Case #SUB2011-00077
Audubon Cove Subdivision, Re-subdivision of Lots 8 & 9
South side of Higgins Road, 225'± West of Belle Isle Lane.
Number of Lots / Acres: 2 Lots / 0.6± Acre
Engineer / Surveyor: Don Williams Engineering
Council District 4

Dear Applicant(s):

At its meeting on August 4, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the final plat providing the same information;
- 2) revision of the plat to illustrate the 25' minimum building setback line along Higgins Road;
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb-cut to Higgins Road, with the size, location, and design to be approved by Traffic 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 agencies would be required for floodplain and wetland issues prior to the issuance of any permits or land disturbance activities;
- 5) placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species; and,
- 6) subject to the Engineering Comments: *“Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land*

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disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer."

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: Audubon Cove
M. Don Williams Engineering