

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 5, 2010

Benjamin Brooks
4953 Audubon Dr.
Mobile, AL 36619

Re: Case #SUB2010-00018
Ellis-Todd Tomkins Estates Subdivision, Resubdivision of Lot 14
4949 Audubon Drive
(East side of Audubon Drive, 3/10± mile South of Higgins Road).
2 Lot / 1.5± Acre

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

At its meeting on March 4, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Section V.D.3 of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 30' from the centerline of Audubon Drive;**
- 2) revision of the lot size information to reflect dedication;**
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb-cut, with the size, location, and design to be approved by Traffic Engineering, and to conform to AASHTO standards;**
- 4) compliance with Engineering Comments: *"Lot is located in the X-Shaded and AE Flood Zone as determined by scaling from FIRM. There is to be no fill placed on this lot without providing compensation. Need to label the minimum FFE on the plat and on any construction plans. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit"*;**
- 5) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 6) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local environmental agencies for wetlands or floodplains**

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- issues is required prior to the issuance of any permits or land disturbance activities; and,
- 7) full compliance with all 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 (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: Polysurveying Engineering