

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 20, 2009

G & D Inc.
1150 Walter Smith Rd.
Mobile, AL 36695

Re: Case #SUB2009-00166
G & J Subdivision
1130, 1150, 1160 and 1200 Walter Smith Road
(West side of Walter Smith Road at the West terminus of Ohara Drive).
4 Lot / 14.6± Acre

Dear Applicant(s):

At its meeting on November 19, 2009, the Planning Commission with a waiver of Section V.D.1. for Lot 4, and Section V.D.3. for Lot 1, tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Minimum lot size shall be 40,000 square feet until such time that public water and/or sanitary sewer are available;**
- 2) **Revision of the plat to also show lot sizes in square feet;**
- 3) **Placement of a note on the final plat stating that Lot 1 is limited to one curb-cut, that Lot 2 is limited to the two existing curb-cuts, that Lot 3 is limited to one curb-cut, and that Lot 4 is limited to three curb-cuts, and that the size design and location of any new or modified curb-cut must be approved by Mobile County Engineering, and must comply with AASHTO standards;**
- 4) **Placement of a note on the plat stating that “*Development must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall 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*”;**
- 5) **Placement of a note on the 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 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**
- 7) Retaining of the minimum building setback information on the final plat.**

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: John Farrior Crenshaw