



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

September 12, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

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CITY CLERK
LISA C. LAMBERT

JRJ III Properties LLC
2105 Ryegate Court
Mobile, AL 36693

Re: **Case #SUB2012-00071**

Oakstone Subdivision

Southeast corner of Lancaster Road and Laurendine Road

Number of Lots / Acres: 11 Lots / 32.7± Acres

Engineer / Surveyor: Austin Engineering Co. Inc.
County

Dear Applicant(s):

At its meeting on September 6, 2012, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 50-feet from the centerline of Laurendine Road;
- 2) dedication of sufficient right-of-way radius at the southeast quadrant of the Laurendine Road/Lancaster Road intersection, with the size and design to be approved by County Engineering and conform to AASHTO standards;
- 3) the approval of all applicable federal, state, and local agencies for wetlands prior to the issuance of any permits or land disturbance activities;
- 4) certification via placement of a note on the Final Plat stating that the property owner/developer will comply with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected flora and fauna;
- 5) the placement of a note on the Final Plat stating that the development will 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 a letter 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 signing of the Final Plat. Certification is to be

submitted to the Planning Section of Urban Development and County Engineering;

- 6) the placement of a note on the Final Plat stating that Lots 1 and 2 be allowed a total of three curb-cuts to Laurendine Road with one being a shared common curb-cut at the interior property line of the two lots, with the size, design, and location to be approved by Mobile County Engineering Department and conform to AASHTO standards;
- 7) the placement of a note on the Final Plat stating that Lot 11, is denied access to Laurendine Road and limited to one curb-cut to Lancaster Road, with the size, design, and location to be approved by County Engineering and conform to AASHTO standards;
- 8) the placement of a note on the Final Plat stating Lots 3-10 are allowed one curb-cut each to Lancaster Road, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 9) retention of the labeling of the lots with its size in square feet/acres, or placement of a table on the plat with the same information;
- 10) the 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.7 of the Subdivision Regulations; and,
- 11) placement of a note on the plat stating that maintenance of the detention and common areas is the responsibility of the subdivision's property owners.

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: Austin Engineering Co. Inc.