

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 6, 2009

Charles Seibert  
2510 Old Military Rd.  
Mobile, AL 36605

**Re: Case #SUB2009-00157**  
**Shady Acres RV and Mobile Home Park Subdivision**  
2500 and 2510 Old Military Road  
(Northeast corner of Old Military Road and Crescent Drive East).  
1 Lot / 8.3± Acre

Dear Applicant(s):

At its meeting on November 5, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Provision of labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;**
- 2) **Depiction of a 31-foot front setback line along Old Military Road and a 37-foot front setback line along Crescent Drive East;**
- 3) **Placement of a note on the final plat limiting the access to Old Military Road to the existing four curb cuts, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **Removal of the northern most curb cut to Crescent Drive (*per the September 18, 2009 Letter of Decision issued by the Board of Zoning Adjustment*), with the other existing curb-cuts to Crescent Drive to remain for individual space access only (not as driveways for the entire site), and with no additional curb-cuts;**
- 5) **Removal of the depiction of improvements and lots on the site;**
- 6) **As per Engineering Comments, placement of a note on the final plat stating that detention must be provided and a land disturbance permit will be required for any cumulative increase in impervious area added to the site since 1984 in excess of 4000 square feet;**
- 7) **Placement of a note on the final plat stating that approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits;**

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- 8) 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**
- 9) 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](mailto: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: Rowe Surveying & Engineering Co., Inc..