

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 2, 2011

Mark Lockard / Charles Hayes
61 Echo Lane West
Fairhope, AL 36532

Re: Case #SUB2011-00083
Burlington Place Subdivision, Unit Three-A
Southern terminus of Burlington Drive East
Number of Lots / Acres: 1 Lot / 0.3 Acre ±
Engineer / Surveyor: Byrd Surveying, Inc.
County

Dear Applicant(s):

At its meeting on September 1, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **change the label of “Lot 125” to “Lot 1”;**
- 2) **correct the legal description at the point of beginning for Lot 125;**
- 3) **depiction of the 25-foot minimum building setback line from all public right-of-ways, as required by Section V.D.9. of the Subdivision Regulations;**
- 4) **placement of a note on the Final Plat limiting the lot to one curb-cut to Burlington Drive East, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 5) **labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information;**
- 6) **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.8. of the Subdivision Regulations;**
- 7) **placement of a note on the Final Plat to comply with the City of Mobile stormwater and flood control ordinances: *“Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall 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 certification 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 issuance of any permits;"

- 8) approval of all applicable federal, state, and local agencies prior to the issuance of any permits or land disturbance activities; and,**
- 9) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

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: Byrd Surveying, Inc.