MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION

May 20, 2011

Ellis Harper
1312 Dunaway Drive
Mobile, AL 36605

Re: Case #SUB2011-00045
Harper's Place Subdivision
3265 Clubhouse Road
(East side of Clubhouse Road, 100'± North of Gill Road).
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 3

Dear Applicant(s):

At its meeting on May 19, 2011, the Planning Commission waived Section V.D.2. of the Subdivision Regulations and tentatively approved the request, subject to the following conditions:

1) **placement of the labeling of the lot with its size in square feet;**
2) **placement of the 25-foot minimum building setback line;**
3) **placement of a note on the Final Plat limiting the development to one curb-cut to Club House Road, with the size, design, and location of all curb-cuts to be approved by Mobile City Engineering and conform to AASHTO standards;**
4) **placement of the dedicated right-of-way;**
5) **compliance with Engineering comments: (*Revise the flood statement on the map to reflect "X-Unshaded" as determined by "scaling". Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer*);**
6) **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,**
7) **full compliance with all other 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 of Mobile, Inc.