



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 9, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Jonathan Keith
10138 Hunters Trace N
Mobile, AL 36619

Re: Case #SUB2012-00046
Ashley Estates Subdivision, Re-subdivision of Lot 59
7701 Tara Drive North
(Southeast corner of Tara Drive North and Hoffman Road)
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

Dear Applicant(s):

At its meeting on July 5, 2012, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that Lot 1 is limited to one (existing) curb-cut, while Lot 2 is limited to one curb-cut to Tara Drive, with the size, design, and location to be approved by Mobile County Engineering and to conform with AASHTO standards;
- 2) depiction and labeling of the minimum building setback line of at least 25-feet on the Final Plat;
- 3) depiction and labeling of the lot size in square feet on the Final Plat;
- 4) 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;
- 5) 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;
- 6) placement of a note on the Final Plat stating that development 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

July 6, 2012

Page 2

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; and,

- 7) compliance with Fire-Rescue Department comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile."*

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: Bertha Briley
Polysurveying of Mobile