



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 11, 2016

Alabama Pecan Development
c/o Robert Brown
1256-A Repoll Road
Mobile, AL 36695

Re: West side of Eliza Jordan Road, 607'± North of Airport Boulevard.
County
SUB2015-00150
Burlington Subdivision, Phase I
123 Lots / 30.0± Acres

Dear Applicant(s):

At its meeting on January 7, 2016, the Planning Commission considered the above referenced subdivision.

After discussion and with waivers of Sections V.B.6., V.D.2. and V.D.3. of the Subdivision Regulations, the plat meets the minimum requirements and is recommended for Tentative Approval, subject to the following conditions:

- 1) recording of the Eliza Jordan Center Subdivision prior to the signing of the Final Plat;
- 2) dedication sufficient to provide 50' from the centerline of Eliza Jordan Road South;
- 3) revision of the plat to indicate the 25' minimum building setback line along all street frontages and measured from any required dedication along Eliza Jordan Road South;
- 4) placement of a note on the Final Plat stating that Lots 51, 52 and the Common Area are denied access to Eliza Jordan Road South;
- 5) revision of the plat to provide dedicated access to the Common Area from within the Subdivision;
- 6) placement of a note on the Final Plat stating that all lots and the Common Area are limited to one curb cut each, with the size, location and design to be approved by Mobile County Engineering;

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- 7) revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 8) the indication of the sizes for Lots 51 and 52 after any required frontage dedication along Eliza Jordan Road South;
- 9) placement of a note on the Final Plat stating that no structures may be constructed or placed within any easement;
- 10) placement of a note on the Final Plat stating that maintenance of the Common Area is the responsibility of the property owners;
- 11) the provision of a County Letter of Acceptance for new street construction within the Subdivision prior to signing the Final Plat;
- 12) revision of the plat to provide temporary turnarounds on the street stubs to the Future Development area;
- 13) revision of the plat to indicate street intersection curb radii in compliance with Section V.D.6. of the Subdivision Regulations along Eliza Jordan Road South;
- 14) 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;
- 15) compliance with the Engineering comments and placement as a note on the Final Plat: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.); and*
- 16) compliance with the Fire-Rescue Department comments: *[Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).].*

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 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 marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, please call this office at 251-208-5895.

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Sincerely,

MOBILE CITY PLANNING COMMISSION
Jennifer Denson, Secretary

By: _____

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: Polysurveying & Engineering