

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 8, 2010

Steven Sanford  
745 Lumpkin Rd.  
Mobile, AL 36608

**Re: Case #SUB2009-00178**  
**Sanford Hill Subdivision**  
745 Lumpkin Road  
(East side of Lumpkin Road at its North terminus).  
2 Lot / 27.3± Acres

Dear Applicant(s):

At its meeting on January 7, 2010, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission waived Section V.D.1. of the Subdivision Regulation and tentatively approved the plat, subject to the following conditions:**

- 1) revision of the plat, if necessary, to correct the 60 foot by 897 foot  $\pm$  strip of land depicted as public right-of-way on the North property line, if it is not, in fact, part of the public right-of-way;
- 2) revision of the plat to depict the boundaries of the utility easement crossing the site, and placement of a note on the plat stating that no structures shall be built within the easement;
- 3) placement of a note on the final plat stating that no future subdivision of Lot 1 shall be allowed unless it complies with Section V.D.3. of the Subdivision Regulations, and that additional frontage on a public street may be required;
- 4) placement of a note on the final plat stating that each lot is limited to two curb-cuts, with the size, design and location to be approved by Mobile County Engineering, and to conform with AASHTO standards;
- 5) labeling of the 25-foot minimum building setback line, and retaining of the note on the final plat;
- 6) placement of a note on the final plat stating that compliance with local, state, and federal regulations will be required for wetlands and floodplains, prior to the issuance of permits or land disturbance activities;

**Sanford Hill Subdivision**

**January 8, 2010**

**Page 2**

- 7) placement of a note on the final plat stating that compliance with local, state, and federal regulations will be required for threatened or endangered species as well as protected non-game species;
- 8) 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; and,
- 9) 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 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.”*

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: Polysurveying Engineering Land-Surveying