

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 2, 2011

Charles F. Husby
5873 McDonald Road
Theodore, AL 36582

Re: Case #SUB2011-00088
CMF Subdivision
5851 & 5873 McDonald Road
(East side of McDonald Road, 1,250' ± South of Holloway Drive North)
Number of Lots / Acres: 2 Lots / 19.3 Acres ±
Engineer / Surveyor: John Farrior Crenshaw, PLS
County

Dear Applicant(s):

At its meeting on September 1, 2011, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication sufficient to provide 50 feet from the centerline of McDonald Road;**
- 2) **placement of a note on the Final Plat stating that each lot is limited to the existing shared curb-cut each to McDonald Road with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 3) **retention of the 25-foot minimum building setback line and lot area sizes, in square feet, as shown on the preliminary plat;**
- 4) **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;”***
- 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 on the site must be undertaken with the approval of all applicable federal, state, and local agencies for floodplain and wetland issues prior to the issuance of any permits or land disturbance activities; and,**
 - 7) 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.**

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: John F. Crenshaw