

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 20, 2011

W. Davis Pilot, Jr.
128 Pinebrook Drive West
Mobile, AL 36608

Re: Case #SUB2011-00043
Jennifer Lawler Subdivision
Southeast corner of Novatan Road and Ora Lane [private street].
Number of Lots / Acres: 2 Lots / 74.7± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

Dear Applicant(s):

At its meeting on May 19, 2011, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) **labeling of each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 2) **illustration of the 25' minimum building setback line for each lot along Novatan Road;**
- 3) **placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to Novatan Road, and Lot 2 is limited to two curb cuts to Novatan Road, with the size, location, and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;**
- 4) **placement of a note on the Final Plat stating that Lot 2 is denied access to Ora Lane;**
- 5) **placement of a note on the Final Plat stating that the approval of all applicable federal, state and local environmental agencies for wetlands and floodplain issues is required prior to the issuance of any permits or land disturbance activities;**
- 6) **placement of a note on the Final Plat stating that no structures are to be built within the Alabama Power Company easement over Lot 2;**
- 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;**
- 8) **placement of a note on the Final Plat stating development must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall**

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- 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,
- 9) 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.

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.