



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

September 11, 2013

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

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CITY CLERK
LISA LAMBERT

Janice Gollotte
2934 Schillinger's Road South
Mobile, AL 36695

Re: Case #SUB2013-00077
Gollette Family Division Subdivision
5696 McDonald Road
(West side of McDonald Road, 700'± South of Belmont Park Drive).
Number of Lots / Acres: 4 Lots / 2.2± Acres
Engineer / Surveyor: Polysurveying-Engineering – Land Surveying
County

Dear Applicant(s)/ Property Owner(s):

At its meeting on September 5, 2013, the Planning Commission waived Section V.D.1 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Placement of a note on the Final Plat stating that no future subdivision of Lots 1, 2, or 3 will be allowed until additional frontage on a paved public street is provided;
- 2) Dedication to provide 50' of right-of-way along McDonald Road as measured from centerline and revision of the 25' minimum setback line to reflect dedication;
- 3) Revision of lot size information to reflect dedication;
- 4) Revision of the 25' minimum setback line to be depicted as a box where the "flag" meets the "pole" of the lot and retained elsewhere on the Final Plat;
- 5) Placement of a note on the Final Plat limiting Lot 4 to one curb-cut and Lots 1, 2, and 3 are to share the existing curb-cut. The additional curb-cut along with any changes to the existing curb-cuts are to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) Compliance with Engineering Comments and placement of a note on the Final Plat stating: (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.);
- 7) Compliance with Fire Comments and placement of a note on the Final Plat stating: (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.);
 - 8) Placement of a note on the Final Plat stating: (This site is located in the County, and therefore 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.);
 - 9) Placement of a note on the Final Plat stating: (Any development of the site must comply with local, state and federal regulations regarding wetlands and flood zones.); and
 - 10) Placement of a note on the Final Plat stating: (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.

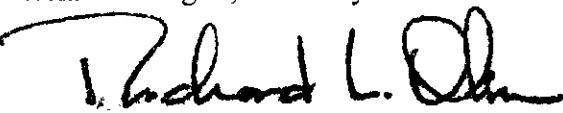
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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 and Engineering