

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 8, 2009

Jessica McArdle
5755 Carol Plantation Road
Theodore, Alabama 36582

Re: Case #SUB2009-00057
McArdle Subdivision, Phase II
5755 Carol Plantation Road
(Northeast corner of Carol Plantation Road and Williams Road).
3 Lots / 2.3± Acres

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

At its meeting on May 7, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **depiction of the existing right-of-way for Carol Plantation Road in the area of this application;**
- 2) **dedication sufficient to provide 30 feet from the centerline of Carol Plantation Road, if necessary;**
- 3) **dedication sufficient to provide 30 feet from the centerline of Williams Street;**
- 4) **revision of the 25-foot minimum building setback line to reflect the right-of-way dedication;**
- 5) **placement of a note on the final plat limiting Lot 1 to the existing curb cut to Carol Plantation Road and denying Lot 1 access to Williams Road with the with the size, design and location of all curb cuts to be approved by Mobile County Engineering;**
- 6) **placement of a note on the final plat limiting Lot 2 to one curb cut to Williams Road with the size, design and location of all curb cuts to be approved by Mobile County Engineering;**
- 7) **placement of a note on the final plat limiting Lot 3 to the existing curb cut to Williams Road with the size, design and location of all curb cuts to be approved by Mobile County Engineering;**

- 8) placement of a note on the final plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 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;\
- 10) 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.7 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: Gerald A. Smith
Victor J. McArdle