

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 09, 2013

Cheryl D. Fields
108 Beverly Ct,
Mobile, AL 36604

Re: Case #SUB2013-00010
New Country Club Estates Subdivision, First Unit, Lot 19, Resubdivision of
4235 Wilkinson Way
(Northeast corner of Wilkinson Way and Jordan Lane).
3 Lots / 0.8± Acre

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

At its meeting on April 4, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **modification and depiction of the 25-foot minimum building setback line from the future right-of-way line after dedication along Jordan Lane;**
- 2) **placement of a note on the final plat stating that each lot is limited to one (1) curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **demolition of the existing structure prior to recording of the Final Plat;**
- 4) **the table indicating lot sizes in acreage and square feet be retained on the Final Plat;**
- 5) **compliance with Engineers comments: 1. *Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).* 2. *Provide a signature block and signature from the Traffic Engineering Department.* 3. *Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).***
- 6) **compliance with Fire comments: 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; and**
- 7) **full compliance with all other municipal codes and ordinances.**

Re-Subdivision First Unit Lot 19 New Country Club Estates

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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: Haidt Land Surveying
Estate of Ross & Catherine Diamond