

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 11, 2008

Frances R. Niccolai
P.O. Box 9903
Mobile, AL 36691

Re: Case #SUB2008-00136
Todd Acres Subdivision, Unit Six, Resubdivision of Lots 5 & 6
5309 Worth Drive
(North terminus of Worth Drive).
3 Lots / 1.4± Acres

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

At its meeting on July 10, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **revision of the minimum building setback line for each lot to comply with Section V.D.2. of the Subdivision Regulations;**
- 3) **labeling of each lot with its size in square feet, or the provision of a table on the final plat with the same information;**
- 4) **the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;**
- 5) **placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 6) **subject to City Engineering comments: *(Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit).***

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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 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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Polysurveying Engineering-Land Surveying