

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 22, 2009

R.A. Brenner
77 Eliza Jordan Road
Mobile, Alabama 36606

Re: Case #SUB2009-00068
Brennerdom Subdivision, Resubdivision of Lot A
81 Eliza Jordan Road
(West side of Eliza Jordan Road, 380'± North of the West terminus of Pete Sentz Road).
2 Lots / 7.3± Acres

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

At its meeting on May 21, 2009, 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 to Eliza Jordan Road, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;**
- 2) **the applicant receive the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;**
- 3) **placement of a note on the plat stating that the site must be developed in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 4) **placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and**
- 5) **submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.**

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.

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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: Baskerville Donovan, Inc.