



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

August 7, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS
REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5
FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1
WILLIAM C. CARROLL, JR.
DISTRICT 2
JERMAINE A. BURRELL
DISTRICT 3
JOHN C. WILLIAMS
DISTRICT 4
BESS RICH
DISTRICT 6
GINA GREGORY
DISTRICT 7
CITY CLERK
LISA C. LAMBERT

Nanci W. Beard Weaver
7301 Howells Ferry Road
Mobile, AL 36618

Re: **Case #SUB2012-00063**
Hosea & Corine Weaver Estate Division Subdivision
7261, 7301 and 7345 Howells Ferry Road
(South side of Howells Ferry Road, 3/10± mile West of Cody Road)
Number of Lots / Acres: 4 Lots / 26.5± Acres
Engineer / Surveyor: Joseph T. Regan, Jr.
County

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication to provide 50' from the centerline of Howells Ferry Road;
- 2) illustration of the 25' minimum building setback line along Howells Ferry Road;
- 3) labeling of the lot sizes, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 4) 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.8. of the Subdivision Regulations;
- 5) placement of a note on the Final Plat stating the site must comply with the City of Mobile stormwater and flood control ordinances: *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits;"*

Hosea & Corine Weaver Estate Division Subdivision

August 7, 2012

Page 2

- 6) placement of a note on the Final Plat limiting the development to the two existing curb-cuts to Howells Ferry Road, and if any of the curb-cuts are relocated the size, design, and location of the curb-cuts are to be approved by Mobile County Engineering and conform to AASHTO standards; and,
- 7) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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: Joseph T. Regan, Jr.