

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 16, 2011

Clay Buckley
12117 Yancey Glen Drive
Mobile, AL 36695

Re: Case #SUB2011-00117 (Subdivision)
Provision Pointe Subdivision
East terminus of Janita Drive
Number of Lots / Acres: 1 Lot / 1.4 Acres±
Engineer / Surveyor: Haidt Land Surveying
County

Dear Applicant(s):

At its meeting on December 15, 2011, with a waiver of Section V.B.14. and V.B.15. for the Subdivision Regulations regarding right-of-way and roadway widths for closed end street turnarounds, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) construction and dedication of the 120-foot hammerhead turnaround and associated right-of-way at the terminus of Janita Drive as depicted;**
- 2) retention of the 25-foot minimum building setback line around the hammerhead turnaround as depicted;**
- 3) retention of the lot area size, in square feet, exclusive of any area dedicated for the required turnaround;**
- 4) removal of the proposed structure from within the minimum building setback;**
- 5) placement of a note on the Final Plat limiting the site to one curb-cut to Janita Drive with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 6) placement of a note on the Final Plat stating that: *“Development 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***

Provision Pointe Subdivision

December 16, 2011

Page 2

requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits;”

- 7) **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; and,**
- 8) **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.**

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