

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 16, 2011

Marian D. and Joshua Alderman
4877 E. Pecan Ridge
Mobile, AL 36619

Re: Case #SUB2011-00095
Jefferson Acres Subdivision, Re-subdivision of Lots 1, 2 & 3
5529 McDonald Road
(Southeast corner of McDonald Road and Robert Jefferson Drive South)
Number of Lots / Acres: 2 Lots / 1.1 Acre±
Engineer / Surveyor: Stewart Surveying
County

Dear Applicant(s):

At its meeting on September 15, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication sufficient to provide 50-feet from the centerline of McDonald Road;
- 2) dedication sufficient to provide 30-feet from the centerline of Robert Jefferson Drive South, if curb and gutters are not present;
- 3) placement of the 25-foot minimum building setback line on the Final Plat;
- 4) placement of a note on the Final Plat stating that each lot is limited to one curb-cut to Robert Jefferson Drive South, with the size, design, and location be approved by County Engineering and conform to AASHTO standards;
- 5) labeling of each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 6) placement of a note on the Final Plat stating development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 7) placement of a note on the Final Plat stating that any lots developed commercially and which adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8. of the Subdivision Regulations; and,
- 8) placement of a note on the Final Plat stating development must comply with the Mobile County Flood Damage Prevention Ordinance: *“Development shall*

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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.”

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: Donald K. and Vera M. Mays

Paul D. Stewart, PLS