

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 17, 2009

The Madison, LLC
3601 Springhill Business Park, Ste 101
Mobile, AL 36608

Re: Case #SUB2009-00103 (Subdivision)
The Madison, LLC
4809 & 4813 Old Shell Road
(Southeast corner of Old Shell Road and Shephards Lane).
6 Lots / 1.2± Acres

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

At its meeting on July 16, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication to provide sufficient right-of-way to provide 25-feet from the centerline of Shephards Lane;**
- 2) **depiction and labeling of the build-to line from the private street;**
- 3) **approval of the type and construction of surfacing of the private street;**
- 4) **compliance with Engineering comments (*Shephards Lane will be required to be improved to a level approved by the City Engineer. The private road will be required to meet turning radii required by the Fire Code. The capacity of the receiving storm drainage system that the site will be connected to will need to be verified and calculations be submitted to the City Engineering Department. If the ROW width on Shephards Lane is 40' as indicated on the plat, then a 5' wide strip to be dedicated to the City will be required. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*);**
- 5) **placement of a note on the Final Plat stating that the development is limited to one curb-cut to Shephards Lane and one curb-cut to Old Shell Road, with the size, design and location to be approved by Traffic Engineering and in compliance with AASHTO standards;**
- 6) **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;**
- 7) **the labeling of the lots with its size in square feet;**

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- 8) placement of a note on the Final Plat stating that maintenance of the detention/retention, common areas and private street are the responsibility of the subdivision's property owners;
- 9) the labeling of the private street as private; and
- 10) placement of a note on the Final Plat stating the development is limited to an approved PUD, with submission of two copies of the revised PUD site plan prior to the signing of the Final Plat.

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: Clarke Geer, Latham & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 17, 2009

The Madison, LLC
3601 Springhill Business Park, Ste 101
Mobile, AL 36608

Re: Case #ZON2009-01601 (Planned Unit Development)
The Madison, LLC
4809 & 4813 Old Shell Road
(Southeast corner of Old Shell Road and Shephards Lane).
Planned Unit Development Approval to allow a gated private street subdivision.

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

At its meeting on July 16, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow a gated private street subdivision..

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) completion of the Subdivision process;**
- 2) depiction and labeling of the build-to line from the private street and density requirements per the TCD regulations;**
- 3) placement of a note on the Final Plat stating that the construction of the private street will comply to the private street standards of the City of Mobile;**
- 4) compliance with Engineering comments (*Shephards Lane will be required to be improved to a level approved by the City Engineer. The private road will be required to meet turning radii required by the Fire Code. The capacity of the receiving storm drainage system that the site will be connected to will need to be verified and calculations be submitted to the City Engineering Department. If the ROW width on Shephards Lane is 40' as indicated on the plat, then a 5' wide strip to be dedicated to the City will be required. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*);**

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- 5) placement of a note on the site plan stating that the development is limited to one curb-cut to Shephards Lane and one curb-cut to Old Shell Road, with the size, design and location to be approved by the Fire Department and Traffic Engineering and in compliance with AASHTO standards;
- 6) placement of a note on the site plan 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;
- 7) the labeling of the lots with its size in square feet;
- 8) placement of a note on the site plan stating that maintenance of the detention/retention, common areas and private street are the responsibility of the subdivision's property owners;
- 9) the labeling of the private street as private; and
- 10) provision of two copies of the revised PUD site plan prior to the signing of the Final Plat.

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: Clarke Geer, Latham & Associates, Inc.