

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 6, 2012

Jon-Jeff LLC
P.O. Box 160666
Mobile, AL 36616

Re: Case #SUB2011-00130 (Subdivision)
Plantation North Subdivision
10700 Jeff Hamilton Road
(North side of Jeff Hamilton Road, 595'± West of Johnson Road West, and extending to the South side of Sheffield Road)
Number of Lots / Acres: 23 Lots / 6.0 Acres±
Engineer / Surveyor: Speaks & Associates Consulting Engineers, Inc.
County

Dear Applicant(s):

At its meeting on January 5, 2012, the Planning Commission waived Sections V.D.2. and V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that the internal street must be constructed to County Engineering standards and scheduled for acceptance by the County prior to the signing of the Final Plat;**
- 2) **revision of the plat to label each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 3) **revision of the plat to indicate the correct right-of-way width of Sheffield Road after the previous dedication of 10' as recorded in Jeff Hamilton Road Property Subdivision, Re-subdivision of Lot 2 of the Re-subdivision of Lot 4;**
- 4) **revision of the plat to reflect the 25' minimum building setback line along Sheffield Road after the correction of the right-of-way width;**
- 5) **placement of a note on the Final Plat stating that no permits shall be issued for development of Lot 23 until Sheffield Road is developed to County standards;**
- 6) **illustration of the 25' minimum building setback line along Jeff Hamilton Road and the internal street;**
- 7) **placement of a note on the Final Plat stating that Lot 1 is denied direct access to Jeff Hamilton Road;**
- 8) **placement of a note on the Final Plat stating that Lot 23 is limited to one curb-cut to Sheffield Road, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;**

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- 9) placement of a note on the Final Plat stating that Lots 1 through 22 are limited to one curb-cut each to Sharon Court, with the size, location, and design to be approved by County Engineering and conform to AASHTO standards;
- 10) placement of a note on the Final Plat stating that no structures shall be constructed within any easement;
- 11) placement of a note on the Final Plat stating that the maintenance of the common area and detention areas is the responsibility of the property owners and not Mobile County;
- 12) placement of a note on the Final Plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 13) 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;
- 14) 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; and,
- 15) provision of an access easement to the detention area in the Northwest corner of the subdivision, either via an access easement along the common lot line of Lots 12 and 13, or the common lot line of Lots 13 and 14.

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: Speaks & Associates Consulting Engineers, Inc.