



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2014

John A. Jackson
2207 Vivian Dr.
Mobile, AL 36695

Re: 1618, 1660 and 1700 Leroy Stevens Road
(West side of Leroy Stevens Road, 2/10± mile South of Jeff Hamilton Road Extension).
County
SUB2014-00137
Calgary Subdivision
46 Lots / 17.7± Acres

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

At its meeting on December 18, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Waiver of the 10' wide buffer park strip requirement of Section V.D.8. of the Subdivision Regulations along Leroy Stevens Road;**
- 2) **Retention of the lot size information and 25' minimum building setback line on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating that all common and detention area shall be maintained by the property owners;**
- 4) **Placement of a note on the Final Plat stating that no permanent structures can be placed or erected within any easement;**
- 5) **Placement of a note on the Final Plat stating that all lots are denied direct access to Leroy Stevens Road;**
- 6) **Placement of a note on the Final Plat stating that all proposed lots are limited to one (1) curb-cut each to streets within the subdivision, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards.**
- 7) **Placement of a note on the Final Plat stating: *(All proposed streets must be built and paved in asphalt to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat.);***
- 8) **Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore 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.);***

- 9) 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 and otherwise protected species.);*
- 10) Placement of a note on the Final Plat stating: *(The approval of all applicable federal, state and local environmental agencies regarding wetlands, would be required prior to the issuance of any permits or land disturbance activities.);*
- 11) Compliance with Engineering comments and placement of a note on the Final Plat stating: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.);*
- 12) Compliance with Fire Department comments and placement of a note on the Final Plat stating: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. 2009 International Fire Code Appendix D Fire Apparatus Access Roads. Section D107 One- or Two-Family Residential Developments. D107.1 One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.); and*
- 13) Submission of certification to the Planning Division of the Urban Development Department by a licensed engineer that detention facilities are adequate to comply with City of Mobile volume and discharge rate standards prior to the signing.

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 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 marine.karapetyan@cityofmobile.org.

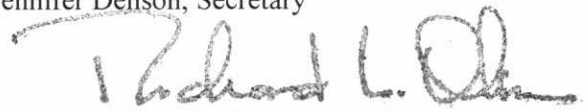
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Paul W. Imsand
Greg Fillingim
Austin Engineering, Inc.