



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 22, 2015

Southern Developments, LLC
2045 Repoll Rd.
Mobile, AL 36695

Re: South side of Airport Boulevard, extending to the West terminus of Fangorn Road, the Southern terminus of Anna Court, and the Eastern terminus of O'Hara Drive
County
SUB2015-00029
West Point Plaza Subdivision, First Addition
3 Lots / 18.8 ± Acres

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

At its meeting on May 21, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Revision of the 25' minimum setback line to be depicted as a box where the pole meets the flag on Lot 1;
- 2) Placement of a note on the Final Plat limiting the proposed Lot 1 to one curb-cut to O'Hara Drive;
- 3) Placement of a note on the Final Plat limiting the proposed Lot 2 to one curb-cut to Fangorn Road;
- 4) Placement of a note on the Final Plat limiting the proposed Lot 3 to one curb-cut to Anna Court;
- 5) Placement of a note on the Final Plat denying access from Lot 1 to the Baker High School property adjacent to the West;
- 6) Placement of a note on the Final Plat stating that cross access between Lots 1 and 2 is denied;
- 7) Placement of a note on the Final Plat stating that the size, design, and location of all curb-cuts are subject to approval by Mobile County Engineering and shall apply with AASHTO standards;

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- 8) Placement of a note on the Final Plat stating that this site is located in the County, thus 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 that there shall be no additional subdivision of any lot until adequate, compliant frontage on a public or compliant private street is provided; and
- 10) Placement of Engineering comments as a note on the plat stating that the site 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater.

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.

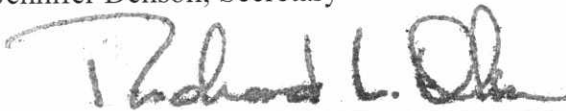
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Speaks & Associates Consulting Engineers, Inc.