



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 10, 2014

Christopher Thornton
12390 Airport Boulevard
Mobile, AL 36608

Re: **SUB2014-00092**

Airmen Estates Subdivision, First Addition

12390 Airport Boulevard

(North side of Airport Boulevard $\frac{1}{2}$ ± West of Newman Road).

2 Lots / 11.8± Acres

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

At its meeting on September 4, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Dedication sufficient to provide 50', as measured from the centerline of Airport Boulevard and illustration of a 100' right-of-way for Airport Boulevard on the Final Plat;**
- 2) **Revision of the 50' minimum setback line for Lot 2 to be depicted as a box where the "Flag" meets the "Pole" of the lot and revised for Lot 1 on the Final Plat to reflect dedication;**
- 3) **Revision of the lot size information for both lots to reflect dedication;**
- 4) **Placement of a note on the Final Plat stating that no future subdivision of Lot 2 until additional frontage on a paved private or public street is provided;**
- 5) **Depiction of a buffer on Lot 2 where it abuts residentially developed property, in compliance with Section V.A.8. of the Subdivision Regulations;**
- 6) **Revision of the Final Plat and legal description to correct all discrepancies for Lot 2;**
- 7) **Placement of a note on the Final Plat limiting both lots to the existing curbs-cuts, with any changes to the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**

Airmen Estates Subdivision, First Addition
September 4, 2014

- 8) Placement of a note on the Final Plat stating: *(The approval of all applicable federal, state and local environmental agencies regarding floodways, flood zones, and wetlands would be required prior to the issuance of any permits or land disturbance activities.);*
- 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 or otherwise protected species.);*
- 10) 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.);*
- 11) Placement of a note and compliance with Fire Comments: *(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.);* and
- 12) Placement of a note on the Final Plat and compliance with Engineering Comments: *(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.).*

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.

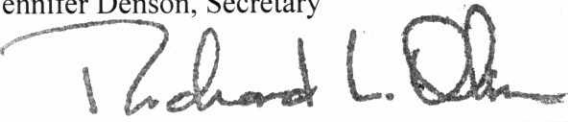
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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: Joseph T. Regan, Jr., P.L.S.