



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 21, 2014

Labrador, Ltd.
6156 Omni Park Drive
Mobile, AL 36609

Re: Case #SUB2013-00140

Labrador Run Subdivision, Phase Three A

East side of Rex Drive, 90'± North of its South terminus, extending to the South side of Labrador Run Phase I
31 Lots / 15.1± Acres

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

At its meeting on January 16, 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) Depiction of the lot size information for all lots in Phase Three A in square feet and acres on the Final Plat;
- 2) Provision of a (temporary) turnaround in compliance with Sections V.B.6. and V.B.14. of the Subdivision Regulations to be illustrated on the Final Plat at the terminus of Maxwell Court, if required by Mobile County Engineering;
- 3) Revision of the legal description to depict the correct bearings on the Final Plat;
- 4) Revision of notes on the Final Plat correctly stating which lots are denied direct access to Rex Drive and that all lots are limited to one curb-cut, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) Retention of the 25' minimum building setback line on the Final Plat;
- 6) Retention of notes on the Final Plat in reference to common area maintenance;
- 7) Retention of notes on the Final Plat in reference to commercial buffering;

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- 8) Placement of a note on the Final Plat stating that no permanent structures can be constructed in any easement;**
- 9) Placement of a note on the Final Plat stating that any proposed streets must be built to Mobile County Engineering standards and be accepted by Mobile County prior to the signing of the Final Plat;**
- 10) 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);**
- 11) Compliance with Fire 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.);**
- 12) 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.);**
- 13) Submission of an updated Master Plan to include all recorded and future phases with each additional phase beyond Phase Three A;**
- 14) Provision of a Traffic Impact Study to the Planning Section of Urban Development for the entire development, and acceptance of that study, prior to the recording of any phase beyond proposed Phase Three A; and**
- 15) Submission of certification to Urban Development by a licensed engineer that detention facilities are adequate to comply with City of Mobile volume and discharge rate standards prior to 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 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.

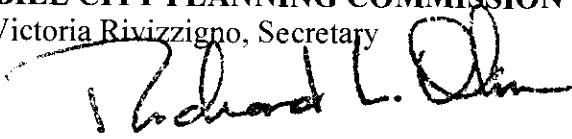
Labrador Run Subdivision, Phase Three A
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Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen

Deputy Director of Planning

cc: Austin Engineering Company, Inc.