



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 02, 2014

Volunteers of America
600 Azalea Road
Mobile, AL 36609

Re: Case #SUB2014-00022
Eagles Landing Subdivision, Resubdivision of Lots 1 and 3
6501 And 6551 Moffett Road
(South side of Moffett Road at the South terminus of Roland Road).
2 Lots / 7.6± Acres

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

At its meeting on May 01, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.1 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 that no further resubdivision of Lot C is allowed until additional frontage on a public street is provided;**
- 2) **indication of the existing right-of-way width from the centerline of Moffett Road along the frontage of all lots on the Final Plat;**
- 3) **placement of a note on the Final Plat stating that the site is limited to a maximum of three curb cuts to Moffett Road, with the size, design, and location of all curb cuts to be approved by ALDOT and Mobile County Engineering and conform to AASHTO standards;**
- 4) **illustration of the 25' minimum building setback line as measured from the right-of-way lines for Lots A and B;**
- 5) **illustration of the 25' minimum building setback line for Lot C where the "pole" meets the main lot;**
- 6) **labeling of each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 7) **placement of a note on the Final Plat stating that the existing buffer, in compliance with Section V.A.8. of the Subdivision Regulations, shall be maintained along the South line of Lot C;**

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- 8) 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;
- 9) placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: (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.);
- 10) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 11) placement of a note on the Final Plat stating that no structures are to be constructed within any easement; and
- 12) compliance with Fire Department 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.).

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.

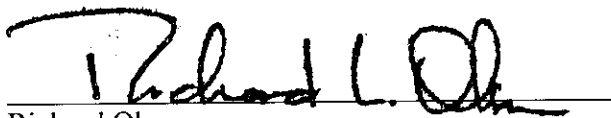
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Rowe Surveying & Engineering