



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 25, 2014

Southern Developments, LLC
2045 Repoll Road
Mobile, AL 36695

Re: Case #SUB2014-00069

West Point Plaza Subdivision

South side of Airport Boulevard, at the Southern terminus of Flave Pierce Road.
2 Lots / 20.9± Acres

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

At its meeting on August 21, 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) revision of the plat to depict the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) labeling of the right-of-way width of Airport Boulevard;
- 3) dedication to provide 50' from the centerline of Airport Boulevard if the right-of-way is less than 50' in width;
- 4) revise the plat to depict a turnaround right-of-way diameter of 120' to provide a 60' radius for West Point Plaza Drive;
- 5) revision of the plat to depict the 25' minimum building setback line along Airport Boulevard and West Point Plaza Drive;
- 6) placement of a note on the Final Plat stating lots 1 and 2 are limited to one curb-cut to West Point Plaza Drive, with the size, location and design of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating that the Future Development portion of the plat be presented to the Planning Commission to create a legal lot of record prior to any development, and to include access to a public or private road;
- 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 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;
 - 10) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
 - 11) placement of a note on the Final Plat stating the maintenance of the common area will be the responsibility of the property owners
 - 12) placement of a note on the Final Plat stating that development *“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) 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. 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.” and*
 - 14) compliance with Fire and Rescue: *“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.

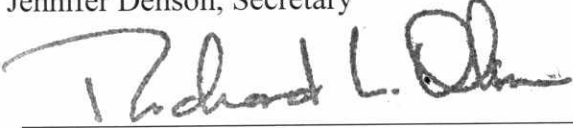
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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

West Point Plaza Subdivision
August 25, 2014

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Speaks & Associates Consulting Engineers, Inc.