



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 7, 2014

Alfred Ward
43 Timothy Ave
Prichard, AL 36610

Re: Case #SUB2014-00063
Alfred Ward Subdivision

East side of Beverly Road Extension, 82'± North of Cemetery Road and North side of Cemetery Road, 205'± East of Beverly Road.
1 Lot / 2.3± Acres

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

At its meeting on July 3, 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 Final Plat to depict dedication along Cemetery Road to Mobile County and sufficient to provide 30' as measured from centerline;**
- 2) **Revision of the lot size information and 25' minimum building setback line on the Final Plat to reflect dedication;**
- 3) **Revision of the Final Plat and legal description to depict the correct distance of the eastern lot line;**
- 4) **Placement of a note on the Final Plat stating that the proposed lot is limited to one (1) curb cut to Cemetery Road - and limited to one (1) curb-cut to Beverly Road Extension, with the size, design, and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 5) **Placement of a note on the Final Plat stating: *(The approval of all applicable federal, state and local environmental agencies regarding wetlands, would be required prior to the issuance of any permits or land disturbance activities.);***
- 6) **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.);***

Alfred Ward Subdivision
July 7, 2014

- 7) 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.);*
- 8) 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
- 9) 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.

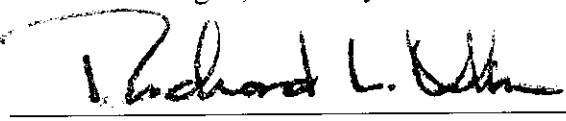
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Polysurveying & Engineering