



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 21, 2017

DE Properties, LLC
Box 16629
Mobile, AL 36606

Re: Half Mile Road at Blueberry Lane (private street)
County
SUB-000295-2017
Blueberry Hill Subdivision, Resubdivision of

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

At its meeting on November 16, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) Retention of the 100' wide right-of-way width along Half Mile Road;**
- 2) Retention of the 50' ingress and egress easement along Blueberry Lane and Blueberry Court;**
- 3) Placement of a note on the Final Plat stating that no structures are to be erected within any easement;**
- 4) Revision of the Final Plat to label the 25-foot front minimum building setback line along Half Mile Road, Blueberry Lane, and Blueberry Court for each proposed lot;**
- 5) Revision of the Final Plat to label the 25-foot minimum side building setback lines along Half Mile Road, Blueberry Lane, and Blueberry Court for each proposed corner lot;**
- 6) Revision of the lot size information to include both the square footage and acreage for each lot;**
- 7) Placement of a note on the Final Plat stating that each lot is limited to one curb cut to Half Mile Road, Blueberry Lane, or Blueberry Court, with any changes to the size, design and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**

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- 8) 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;
- 9) Compliance with Engineering comments and placement of a note: *(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.);and,*
- 10) Compliance with Fire Department comments and placement of a note *(Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)).*

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 Planning and Zoning Department 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 Planning and Zoning Department 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

Jennifer Denson, Secretary

By: _____



Richard Olsen

Deputy Director of Planning & Zoning

cc: Polysurveying and Engineering