



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 21, 2014

Kenneth Brown
10401 Turmac Drive
Mobile, AL 36608

Re: Case #SUB2013-00143
Dykes Road Farmettes Subdivision, Resubdivision of Lot 5
10400 Pierce Creek Road
(North side of Pierce Creek Road, 1030'± West of Dykes Road South).
2 Lots / 2.6± Acres

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

At its meeting on February 20, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.1 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of 25' minimum building setback line on Final Plat;
- 2) retention of the labeling of the lot sizes in square feet and acres on the Final Plat, or a table furnished on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating each lot is limited to one curb-cut onto Pierce Creek Road, with the size, design, and location be approved by County Engineering and conform to AASHTO standards;
- 4) placement of a note on the site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;
- 5) placement of a note on the Final Plat stating that there shall be no future subdivision of Lot 1;
- 6) 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;

**Dykes Road Farmettes Subdivision, Resubdivision of Lot 5
February 21, 2014**

- 7) 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."; and**
- 8) 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."**

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.

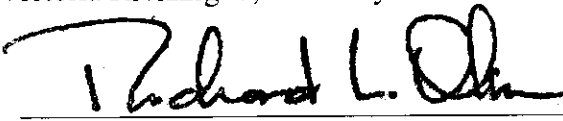
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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