



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 11, 2014

Mark Dickerson
P.O. Box 83
St. Elmo, AL 36568

Re: Case #SUB2014-00084
Mark Dickerson Subdivision
8445 March Road
(East side of March Road at the South terminus of East Gulley Way).
2 Lots / 7.0± Acres

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

At its meeting on August 7, 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) **retention of the depiction of the 25' minimum building setback lines on the Final Plat;**
- 2) **retention of the lot sizes, in square feet and acres, on the Final Plat, or provision of a table on the Plat with the same information;**
- 3) **placement of a note on the Final Plat stating that no further subdivision of Lot 2 will be allowed until additional frontage along a public street is provided;**
- 4) **placement of a note on the Final Plat stating that Lot 2 is limited to one curb cut to March Road and Lot 1 is limited to one curb cut to March Road, with the size, design, and exact location of all curb cuts to be approved by County Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the Final Plat stating that the 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***

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- 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.”;*
- 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;
 - 7) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies for wetland issues would be required prior to the issuance of any permits or land disturbance activities;
 - 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.”* and
 - 9) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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.

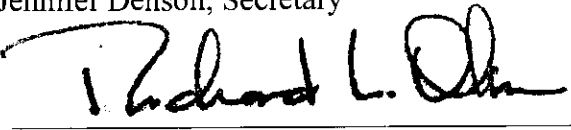
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Polysurveying