



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 25, 2016

The Broadway Group, LLC
216 Westside Square
Huntsville, AL 35801

Re: 10830 Dauphin Island Parkway
(Northwest corner of Dauphin Island Parkway and Fowl River Road).
County
SUB2016-00068
The Broadway Group Subdivision
2 Lots / 4.8± Acres

Dear Applicant(s):

At its meeting on July 21, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) dedication of the corner radii at Dauphin Island Parkway and Fowl River Road per Section V.D.6. of the Subdivision Regulations
- 2) illustration of the 25' minimum building setback line along all frontages;
- 3) placement of a note on the Final Plat stating that each lot should be limited to one curb-cut per street with the size, location, and design to be approved by the Mobile County Engineering Department and conform to AASHTO standards;
- 4) retention of the lot sizes in square feet and acres, or provision of a table on the plat depicting the same information;
- 5) 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;
- 6) placement of a note on the Final Plat stating no structures shall be constructed or placed in any easements;

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- 7) compliance with Fire comments (*Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).*) and
- 8) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning and Zoning and County Engineering.

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

Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Premier Capital Funding, Inc.
4SITE