



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 9, 2017

Kara Kimbrell & Richard Lewis
4031A Fowl River Road
Theodore, AL 36582

Re: North side of Bay Road at the North terminus of Yucca Drive
County
SUB2016-00150
Lewis Acres Subdivision
3 Lots / 9.9± Acres

Dear Applicant(s):

At its meeting on January 5, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) placement of a note on the Final Plat limiting each lot to two curb cuts to Bay Road, with their sizes, designs, and locations to be approved by Mobile County Engineering and conform to AASHTO standards;
- 3) retention of the 25-foot minimum building setback line on the Final Plat;
- 4) 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;
- 5) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *(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*

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- 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,*
- 6) **compliance with Fire Department comments:** *(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 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: Speaks & Associates Consulting Engineers, Inc.