

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 15, 2013

Tensaw Land & Timber Co., Inc.
P.O. Drawer 16147
Mobile, Alabama 36616

Re: Case #SUB2012-00121
Snow Road Subdivision
West side of Snow Road, 1179'± North of Breckinridge Drive
65 Lots / 24.0± Acres

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

At its meeting on February 7, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of 10-feet of right-of-way along Snow Road, as proposed;**
- 2) **provision of the street stub to the west, as proposed;**
- 3) **labeling of all commons areas, and the placement of a note on the final plat stating that the maintenance of the common areas is the responsibility of the property owners;**
- 4) **construction and paving in asphalt or concrete of the roads in compliance with Mobile County Engineering requirements, and acceptance thereof, prior to the signing of the final plat;**
- 5) **placement of a note on the final plat stating that no permanent structures may be placed in any easement;**
- 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 all lots are denied direct access to Snow Road, and are limited to one curb-cut each, with the size, design and location to be approved by Mobile County Engineering and to comply with AASHTO standards;**
- 8) **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;**

- 9) placement of a note on the final plat stating that development must comply with the Mobile County Flood Damage Prevention Ordinance. Development and 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater; and
- 10) placement of a note on the final plat stating that 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 (DXF or DWG – AutoCAD 2007 compatible) 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 – Land Surveying