



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 11, 2015

Richard K. Payne, Sr.
7970 Bellingrath Rd.
Theodore, AL 36582

Re: 5671 Mardanne Drive
(South side of Mardanne Drive, 2/10± mile West of Bellingrath Road).
County
SUB2015-00031
Town and Country Estates Subdivision, Resubdivision of Lots 13, 14, and 15
Block N
2 Lots / 1.3± Acre

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

At its meeting on May 07, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Dedication sufficient to provide 30' from the centerline;**
- 2) **Placement of a note on the Final Plat stating that that the proposed Lot 1 is limited to the existing curb-cut to Mardanne Drive, and that the proposed Lot 2 is limited to only 1 curb-cut to Mardanne Drive, with the size, design and location of any new curb-cuts, and any changes to the existing curb-cut, to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 3) **Revision of the lot size information to include both acres and square feet on the Final Plat;**
- 4) **Retention of the 25' minimum building setback line on the Final Plat;**
- 5) **Placement of a note on the Final Plat stating: *This site is located in the County, and therefore 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) **Compliance with Fire Comment *(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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.); and

- 7) **Compliance with Engineering Comments and placement as a note on the Final Plat stating:** *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.*

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: Speaks & Associates Consulting Engineers, Inc.