



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 10, 2017

Dewberry/Preble-Rish  
9949 Bellaton Avenue  
Daphne, AL 36526

**Re: East terminus of Amelia Drive**  
County  
**SUB-000046-2017**  
**Amelia Lake Subdivision, Phases 3-4**

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

At its meeting on May 4, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) revision of the plat to illustrate temporary turnarounds not less than 120' in diameter at the terminus of each proposed street stub, where the stub is farther than 150' from the nearest intersection;**
- 2) placement of a note on the Final Plat stating that all proposed streets must be built to Mobile County Engineering standards and be accepted by Mobile County;**
- 3) retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 4) retention of the 25-foot minimum building setback line on the Final Plat;**
- 5) placement of a note on the Final Plat limiting each lot to one curb cut to each street frontage, with their sizes, designs, and locations be approved by Mobile County Engineering and conform to AASHTO standards;**
- 6) placement of a note on the Final Plat stating that no structures can be placed in any easement;**
- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;**
- 8) 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;**

**Amelia Lake Subdivision, Phases 3-4**

**May 10, 2017**

- 9) 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 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,
- 10) placement of a note on the Final Plat to comply with the 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](mailto:marine.karapetyan@cityofmobile.org).

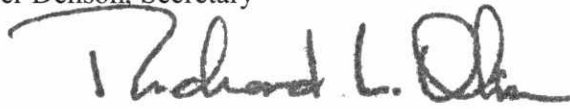
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Amelia Lake Partners, LLC