



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2014

Chester M. Baker, et al
273 Azalea Road, Suite 1-102
Mobile, AL 36609

Re: Case #SUB2014-00016
AS Subdivision, East Addition
9901, 9941 and 9943 Airport Boulevard
(South side of Airport Boulevard, 190'± West of Snow Road).
1 Lot 4.6± Acres

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

At its meeting on March 20, 2014, 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) **placement of a note on the Final Plat limiting the lot to 2 curb-cuts with the location, size and design to be approved by Mobile County Engineering and to conform to AASHTO standards;**
- 2) **retention of right-of-way width as depicted on preliminary plat;**
- 3) **revision of the 25-foot minimum building setback line to include the entire lot on the Final Plat;**
- 4) **retention of the lot size in square feet and acres on the Final Plat;**
- 5) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered , threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**
- 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 development “*Must comply with the Mobile County Flood Damage Prevention Ordinance.*”**

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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

- 8) compliance with Fire comments: *“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.

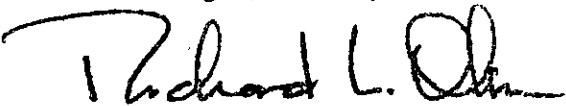
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: The Coleman Engineering Group of McCrory & Williams, Inc.