



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 4, 2014

Thelma Williams & Curtis Travis  
10165-B McLeod Road  
Mobile, AL 36695

**Re: Case #SUB2014-00026**  
**Travis Family Subdivision**  
4315 McCovery Road Extension  
(North and East side of McCovery Road Extension, 590'± South of McLeod Road).  
4 Lots / 4.0± Acres

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

At its meeting on April 3, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission held the matter over until the May 15, 2014 meeting, so that the following revisions can be made and submitted by April 14, 2014:

- 1) inclusion of the entire parcel, including additional mailing labels and fees;
- 2) placement of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 3) placement of a note on the final plat stating that the site appears to be in the path of the proposed March Road Extension major street, and thus may be impacted by the major street in the future;
- 4) revision of the 25' minimum building setback line to extend along the entire width of each lot where the become a minimum of 60' wide;
- 5) 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;
- 6) placement of a note on the Final Plat stating the site must comply with the City of Mobile 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*

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*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.);*

- 7) **compliance with Fire Department 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.*);
- 8) **placement of a note on the Final Plat stating that all lots are limited to one curb cut each to McCovery Road Extension, with the size, design, and location of the curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards; and**
- 9) **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.**

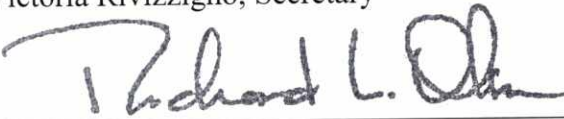
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

cc: Rowe Surveying & Engineering