

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 19, 2010

Marl Cummings III
One Office Park, Ste 102
Mobile, AL 36609

Re: Case #SUB2010-00121
A S Subdivision
9971 Airport Boulevard
(South side of Airport Boulevard, 700'± West of Snow Road South).
3 Lot / 7.9± Acre

Dear Applicant(s):

At its meeting on November 18, 2010, the Planning Commission considered the above referenced subdivision.

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

- 1) removal of the “future development” note on Lot 1;**
- 2) placement of a note on the Final Plat limiting the development to 2 curb-cuts with the location, size and design to be approved by Mobile County Engineering and to conform to AASHTO standards;**
- 3) depiction of the 25-foot minimum building setback line on the Final Plat;**
- 4) placement of lot area size labeling, in square feet, on the Final Plat;**
- 5) placement of the 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 the note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, prior to the issuance of any permits or land disturbance activities;**
- 7) placement of the 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; and**

- 8) placement of the note on the Final Plat stating that development “*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 (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: Rester & Coleman