



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 31, 2018

Mobile County Commission
c/o Engineering-Public Works
205 Government Street
Mobile, AL 36644-1600

Re: South side of U.S. Highway 90 West, 625'± East of Tung Avenue
County
SUB-000546-2018
Blastcoat-Research Products Subdivision

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

At its meeting on July 19, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) revision of the plat to indicate the minimum 250' right-of-way requirement along U.S. Highway 90;
- 2) retention of the dedication of the 16,390± square-foot area for right-of-way;
- 3) revision of the plat to indicate the size of the lot in both square-feet and acres, or provision of a table on the Final Plat providing the same information;
- 4) retention of at least a 25' minimum building setback line on the Final Plat;
- 5) placement of a note on the Final Plat stating that the lot is limited to one (1) curb cut, with any changes in its size, location, or design to be approved by ALDOT (as necessary) and Mobile County Engineering, and conform to AASHTO standards;
- 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 to comply with the Mobile County storm water and flood control ordinances: *"Must comply with the Mobile County Flood Damage Prevention*

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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,

- 8) *compliance with 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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@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: _____


Margaret Papp

Deputy Director of Planning and Zoning

cc: J. Michael Garratt, P.L.S.