



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 9, 2014

Ronnie Howell
2300 Havens Road Ext Lot 1
Semmes, AL 36575

Re: Case #SUB2014-00051
Howell Subdivision
South terminus of Havens Road Extension
1 Lot / 8.6± Acres

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

At its meeting on June 5, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.4 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the 25' minimum building setback line as measured from the 30' ingress/egress easement;
- 2) revision of the plat to label the lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating that any curb-cuts for the site should comply with Mobile County Engineering requirements;
- 4) provision of a minimum detention capacity volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate, and the placement of a note on the final plat stating that the development has been designed to comply with all other 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, as well as the detention and release rate requirements of Mobile County for projects located within the Converse watershed, prior to the obtaining of permits. Certification is to

Howell Subdivision
June 9, 2014

- be submitted to the Planning Section of Urban Development and County Engineering;
- 5) **compliance with the 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.);*
 - 6) **placement of a note on the Final Plat stating that there shall be no future subdivision of the lot until the private street is improved to meet the minimum standards of Section VIII. of the Subdivision Regulations;**
 - 7) **placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
 - 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.**

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: Speaks & Associates Consulting Engineers, Inc.