



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 7, 2016

Gerald D. Byrd
Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, AL 36609

**Re: South terminus of Heritage Circle West, extending to the West terminus of
Mason Drive**
County
SUB2016-00114
Shaun Turner Estates Subdivision

Dear Applicant(s):

At its meeting on November 3, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) provision of a permanent turn-around easement at the terminus of Heritage Circle West, with the size, location and design to comply with 2012 International Fire Code requirements;**
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb cut, with their sizes, locations, and designs to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 3) placement of a note on the Final Plat stating Lot B is denied access to Darling Road until it is improved and paved to Mobile County Engineering standards;**
- 4) placement of a note on the Final Plat stating that no structures will be erected in any easements;**
- 5) revision of the Final Plat to depict the size of each lot in square feet and acres;**
- 6) retention of the 25' minimum building setback line for each lot on the Final Plat, adjusted for the permanent turn-around easement for Lot B;**
- 7) 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;**

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- 8) compliance with Engineering comments: *(The site will have to comply with the Mobile County Flood Damage Prevention Ordinance. A note stating "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." should be placed on the Final Plat.); and*
- 9) compliance with Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). 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 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 marine.karapetyan@cityofmobile.org.

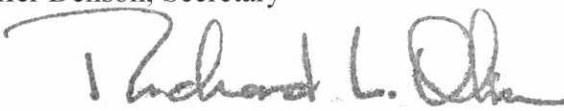
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Trustmark National Bank