



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2015

Jacoba Brown & Jeffrey Barnickel  
5325 Kooiman Road  
Theodore, AL 36582

**Re:    6550 & 6620 Ryan Road**  
      (North terminus of Ryan Road).  
      County  
      **SUB2015-00116**  
      **The Twenty Subdivision**  
      6 Lots / 24.5± Acres

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

At its meeting on October 15, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) **Compliance with Section VIII.E.2. of the Subdivision Regulations, to include all specified design and construction standards, utility easements, notes on plats and other requirements in said section;**
- 2) **Retention of the lot size information and 25' minimum building setback on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating that each lot is limited to 1 curb-cut each to the common driveway, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 4) **Placement of a note on the Final Plat stating that no permanent structure(s) shall be placed on erected within any easement;**
- 5) **Placement of a note on the Final Plat stating (*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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- 6) **Compliance with Engineering comments** (*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.*); and
- 7) **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](mailto:marine.karapetyan@cityofmobile.org).

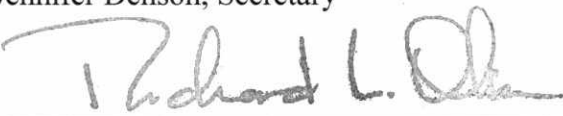
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

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



Richard Olsen  
Deputy Director of Planning

cc: Polysurveying & Engineering