

# CITY OF MOBILE

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## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

September 11, 2013

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CITY CLERK  
LISA LAMBERT

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Leland Grimes  
9515 A Magnolia Road  
Irvington, AL 36544

**Re: Case #SUB2013-00074**  
**Cottage Hill Nursery Subdivision**  
9515 Magnolia Road  
(East side of Magnolia Road, 455'± South of Half Mile Road).  
2 Lots / 63.7± Acres

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

At its meeting on September 5, 2013, the Planning Commission waived Sections V.D.3 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Retention of the lot size information and the 25-foot minimum building setback line on the Final Plat;
- 2) Dedication of a corner radius at the intersection of Magnolia Road and One Mile Road to comply with AASHTO standards and be approved by Mobile County Engineering;
- 3) Placement of a note on the Final Plat limiting both lots to the existing curb-cuts, with one additional curb-cut for Lot 1 along One Mile Road. The additional curb-cut and any changes to the existing curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) Depiction of a buffer of Lot 1 where it abuts residentially developed property;
- 5) Compliance with Engineering Comments and placement of a note on the Final Plat 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.);

- 6) **Compliance with Fire Comments and placement of a note on the Final Plat stating: (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.);**
- 7) **Placement of a note on the Final Plat stating: (This site is located in the County, and therefore 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.);**
- 8) **Placement of a note on the Final Plat stating: (Any development of the site must comply with local, state and federal regulations regarding streams and wetlands.); and**
- 9) **Placement of a note on the Final Plat stating: (Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.)**

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.

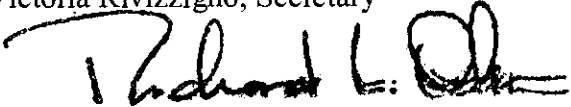
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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: Polysurveying & Engineering  
Carl Wages