



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 31, 2018

Benchmark Homes
1290 Main Street
Daphne, AL 36526

Re: **East side of Liberty Drive East, 80'± South of Ives Drive**
County
SUB-000568-2018
Newman Crossing Subdivision, Resubdivision of Lot 4

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.9. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) Retention of the 50' right-of-way width to Liberty Drive East;
- 2) Retention of the 23' minimum building setback line along Liberty Drive East for Lot A;
- 3) Provision of the lot size information in both square feet and acres on the Final Plat;
- 4) Placement of a note on the Final Plat stating that Lot A is limited to one curb cut to Liberty Drive East, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 5) 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;
- 6) Placement of a note stating that no structures shall be erected in any easement;
- 7) Compliance with Engineering Comments and placement as a note on the Final Plat: *(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*

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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 Comment:** *(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 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.

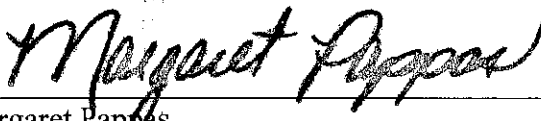
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Margaret Pappas
Deputy Director of Planning and Zoning

cc: Smith, Clark & Associates, LLC