



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 8, 2015

O'Fallon Investments
7778-B McKinley Ave
Mobile, AL 36608

Re: West side of McFarland Road, 300'± South of Hamilton Creek Drive.
County
SUB2015-00096
O'Fallon Subdivision
33 Lots / 12.5± Acres

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

At its meeting on September 3, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.B.6. of the Subdivision Regulation tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to label all lots with their size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 30' dedication along McFarland Road to provide 60' from its centerline;
- 3) retention of the note on the Final Plat stating that Lots 1 and 33 are denied access to McFarland Road;
- 4) revision of the curb cut note on the Final Plat to state that each lot and the Detention/Common Area is limited to one curb cut, with the size, design and location to be approved by Mobile county Engineering;
- 5) re-issuance of a letter by County Engineering accepting the road construction prior to signing the Final Plat;
- 6) retention of the curb radii at the intersection of O'Fallon Drive and McFarland Road on the Final Plat;
- 7) revision of the maintenance note for the Detention/Common Area to also state that the maintenance of the wall and landscape easements are the responsibility of the property owners;
- 8) retention of the 25' minimum building setback line along all street frontages if greater than any easements;

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- 9) 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;
- 10) placement of a note on the Final Plat stating that no structures may be constructed or placed within any easements;
- 11) 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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater);*
- 12) compliance with Fire comments: *[Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC)];* and
- 13) revision of the plat to indicate an access to McFarland Road at the East terminus of O'Fallon Drive North in lieu of a closed-end street in the proposed First Addition prior to signing the Final Plat, or obtain written authorization from the State Fire Marshall waiving this requirement.

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

Ms. Jennifer Denson, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Austin Engineering Company Inc.