



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 11, 2014

Headwaters, LLC
12351 Highway 188
Grand Bay, AL 36541

Re: Case #SUB2014-00001

Headwaters Subdivision, Unit Two, Resubdivision of Lots 36 – 39 & 50

North side of Crepe Myrtle Court, extending to the West side of an unopened public right-of-way at the West terminus of Nugget Drive.
5 Lots / 14.2± Acres

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

At its meeting on February 6, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Sections V.D.1. and V.D.3 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) illustration of the 25' minimum building setback line along all street frontages;
- 2) revision of the plat to also illustrate a 30' minimum building setback line on Lots 36 and 37 along the unopened public right-of-way along the East side of the site, to accommodate existing drainage and utility easements;
- 3) revision of the plat to label each lot with its size in both acres and square feet, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that Lot 36 is limited to two curb cuts, with one of the two for the Common Area access easement;
- 5) placement of a note on the Final Plat stating that Lot 37 is limited to one curb cut to the cul-de-sac and denied access to the unopened public right-of-way until such time it is developed to County standards;
- 6) placement of a note on the Final Plat stating that Lots 38, 39 and 50 are limited to one curb cut each to the cul-de-sac;
- 7) placement of a note on the Final Plat stating that the size, design and location of all curb cuts should be approved by County Engineering and conform to AASHTO standards;

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- 8) placement of a note on the Final Plat stating that no structures are to be built within any easement;
- 9) placement of a note on the Final Plat stating that the maintenance of the Common Area is the responsibility of the property owners;
- 10) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required for wetlands prior to the issuance of any permits or land disturbance activities;
- 11) placement of a note on the Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 12) placement of a note on the Final Plat stating that the development will 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 a letter 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 commencement of any land disturbing activities, issuance of any permits/approvals for road construction, or signing of the final plat. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 13) 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; and
- 14) compliance with the Fire Department comments: *(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.)*.

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.

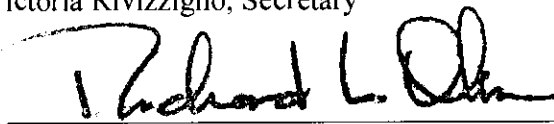
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.