



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 25, 2013

Marl M. Cummings, III et al
P. O. Drawer 16227
Mobile, AL 36616

Re: AS Subdivision, Resubdivision of Lots 1 & 3
9971 Airport Boulevard
(South side of Airport Boulevard, 630'± West of Snow Road).
2 Lots / 7.1± Acres

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

At its meeting on November 21, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat limiting the lots to a combined total of 2 curb-cuts with the location, size and design to be approved by Mobile County Engineering and to conform to AASHTO standards;**
- 2) **retention of 50' right-of-way width as depicted from centerline of Airport Boulevard on the Final Plat;**
- 3) **retention of 25-foot minimum building setback line on the Final Plat;**
- 4) **revision of the plat to eliminate the pole portion of Lot 3, East of Lot 1;**
- 5) **revision of the lot sizes in acres and square feet on the Final Plat to reflect changes required by number 4;**
- 6) **placement of a note on the Final Plat stating no structures shall be constructed or placed in any easements;**
- 7) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered , threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**
- 8) **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;**
- 9) **placement of a note on the Final Plat stating that development "*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."

- 10) retention of all other existing notes depicted on the preliminary plat to be illustrated on the Final Plat; and
- 11) Submission of a new Subdivision application to integrate the sliver of land between Lot 1 and the East property line with the property to the East, and removal of that portion of land from the final plat, prior to the signing of the final plat.

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.

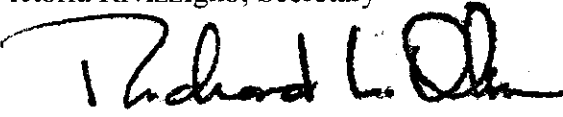
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: The Coleman Engineering Group of McCrory & Williams, Inc.