



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 21, 2014

David Myer
3730 Praline Court
Mobile, AL 36695

Re: Case #SUB2013-00149
Myer Marine Subdivision
North terminus of Blackburn Drive
1 Lot / 6.6± Acres

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

At its meeting on January 16, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Revision of the plat to depict dedication of sufficient right-of-way to provide a hammer-head turn-around, compliant with the 2009 International Fire Code specifications, and construction there-of;**
- 2) **Revision of the plat to depict a 25-foot minimum building setback, as required by Section V.D.9. of the Subdivision Regulations;**
- 3) **Revision of the plat to include the lot size in square feet;**
- 4) **Placement of a note on the plat stating that "the lot is limited to one curb-cut, with the size, design and location of any curb-cuts are to be approved by Mobile County Engineering and comply with AASHTO standards;"** Placement of a note on the plat stating that *"development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;"*
- 5) **Placement of a note on the 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 on the plat stating that "the site must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility**

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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;" and

- 7) **Compliance with Fire 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.

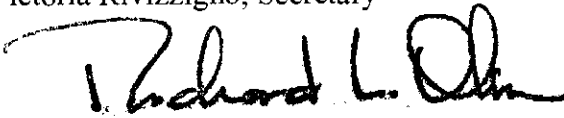
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.