



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 10, 2015

William McZeek
93 Elmwood Dr.
San Ramon, CA 94583

Re: 4368 McCovery Road Extension
(South side of McCovery Road Extension, 1300'± South of McLeod Road).
County
SUB2014-00167
Skylake Acres Subdivision
3 Lots / 3.6± Acres

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

At its meeting on March 5, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) **Depiction of all easements on the Final Plat, along with a note stating that no permanent structure(s) can be placed or constructed in any easement, if necessary;**
- 2) **Retention of the lot size information and 40' minimum building setback line on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating: *(No future subdivision of Lot 3 is allowed until additional frontage is provided along a paved, public or private street.);***
- 4) **Placement of a note on the Final Plat stating: *(The site appears to be within the path of a proposed major street and may be impacted by the major street in the future.);***
- 5) **Placement of a note on the Final Plat stating: *(Lot 2 is limited to the existing curb-cut and Lots 1 and 3 are limited to one (1) curb-cut each to McCovery Road Extension. The size, design and location of the proposed curb-cuts, and any changes to the existing curb-cut, are to be approved by Mobile County Engineering and conform to AASHTO standards.);***

- 6) Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore 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.);*
- 7) 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.); and*
- 8) Compliance with Fire-Rescue 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

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: Erdman Surveying LLC