

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 09, 2013

O'Mar, Inc.
P.O. Box 69
Wilmer, AL 36587

Re: Case #SUB2013-00015
Schillinger Commerce Place Subdivision
163 South Schillinger Road
(Southeast corner of South Schillinger Road and Highland Avenue).
1 Lot / 10.8± Acres

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

At its meeting on April 4, 2013, the Planning tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication to provide 25' from the centerline of Highland Avenue;
- 2) dedication of a 25' radius curve at the intersection of Schillinger Road South and Highland Avenue;
- 3) placement of a note on the Final Plat stating that the site is limited to two curb cuts to Schillinger Road South, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating that access to Highland Avenue is denied;
- 5) revision of the plat to indicate the 25' minimum building setback line along Schillinger Road South as measured from the current right-of-way line;
- 6) revision of the plat to indicate the 25' minimum building setback line along Highland Avenue as measured from any required dedication;
- 7) revision of the plat to indicate the 25' minimum building setback line as measured from the dedicated radius curve at the Southeast corner of Schillinger Road South and Highland Avenue;
- 8) revision of the plat to indicate the lot size in square feet and acres as calculated after any required dedications, or the furnishing of a table on the Final Plat providing the same information;
- 9) placement of a note on the Final Plat stating that no structures are to be erected within any easement;
- 10) placement of a note on the Final Plat stating that a buffer, in compliance with Section V.A.8. of the Subdivision Regulations must be provided where the site adjoins any residential use;

- 11) placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 12) subject to the Engineering comments: *[1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4. Dedicate a drainage easement(s) to allow for the continued passage of the storm water drainage flowing from the existing 40' x 30' Drainage Easement located approximately 210' south of Highland Avenue. The width and location will need to be approved by the City Engineer.];*
- 13) subject to the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.);*
- 14) subject to 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); and*
- 15) completion of the Subdivision process prior to any request for permits.

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 (DXF or DWG – AutoCAD 2007 compatible) 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.