



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 24, 2016

Speaks and Associates
732 Oak Circle Drive West
Mobile, AL 36609

Re: South side of Airport Boulevard, 315'± East of Snow Road
County
SUB2016-00109
Air One Subdivision
Number of Lots / Acres: 8 Lots / 12.2± Acres

Dear Applicant(s):

At its meeting on October 20, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.1 of the Subdivision Regulations, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) Labelling of minimum right-of-way width or distance to centerline;**
- 2) Placement of a note stating that there shall be no additional subdivision until additional frontage on a paved public or private street is provided;**
- 3) Revision of the Final Plat to indicate the lot size information in both square feet and in acres for each proposed lot;**
- 4) Retention of the 25' minimum building setback line along Airport Boulevard for Lots 1 through 7;**
- 5) Revision of the Final Plat to depict the minimum building setback line for Lot 8, where it is at least 60' in width;**
- 6) Retention of all drainage and utility easements and Alabama Power Company right-of-way on the Final Plat, as depicted on the preliminary plat**
- 7) Placement of a note on the Final Plat stating that no structures are allowed in the easements, and no structures are allowed in Alabama Power Company right-of-way without Alabama Power Company approval;**

- 8) Placement of a note on the Final Plat stating that Lots 1, 3, 4, 5, 6, 7, and 8 are limited to one curb-cut each to Airport Boulevard and that Lot 2 is limited to two curb-cuts, with the size, design and location of each curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards.;
- 9) Placement of a note stating that any sites that are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 10) 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
- 11) Compliance with Fire Department comments and placement of a note (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).).

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.

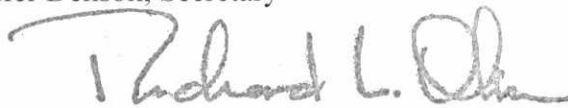
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: JMH Development Company, Inc.