

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 5, 2008

Chester M. Baker, Jr. et al
c/o Baker Properties
One Office Park, Suite 102
Mobile, AL 36609

Re: Case #SUB2008-00185

Airwest Subdivision

Southwest corner of Airport Boulevard and Snow Road South.
2 Lots / 5.7± Acres

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

At its meeting on September 4, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **provision via dedication or easement to provide the equivalent of a right-of-way width of 50' from the centerline of Airport Boulevard;**
- 2) **dedication of sufficient right-of-way to provide 50' from the centerline of Snow Road South right-of-way;**
- 3) **illustration of the 25' minimum building setback line along all street frontages as measured from any required dedication;**
- 4) **placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Airport Boulevard and one curb cut to Snow Road South, with the size, location, and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the final plat stating that Lot 2 is limited to one curb cut to Airport Boulevard and three (3) curb cuts to Snow Road South, with the size, location, and design of all curb cuts to be approved by County Engineering and conform to AASHTO standards;**
- 6) **labeling of the lots with their size in acres, or the furnishing of a table on the final plat providing the same information;**

- 7) placement of a note on the final plat stating that development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering;
- 8) placement of a note on the final 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; and
- 9) 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.7. of the Subdivision Regulations.

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 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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Rester and Coleman Engineers, Inc.