

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 11, 2013

Gonzales-Strength & Associates
Attn: Bill Watson
2716 Parkway Lake Drive
Hoover, Alabama 35244

Re: Case #SUB2013-00005
Irvington Subdivision, Barbara Howard's Addition to
Northeast corner of Irvington Bayou LaBatre Highway and Half mile Road
extending to the North terminus of Hodge Nursery Road.
2 Lots / 8.5± Acres

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

At its meeting on March 7, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication to provide 50 feet from centerline along both Irvington Bayou La Batre Highway and Half Mile Road;**
- 2) **depiction of the 25 foot minimum building setback line for Lots 1 and 2, reflecting required dedication;**
- 3) **correction of the Deed Book/Page reference regarding the 15 feet easement, and verification of its location;**
- 4) **placement of a note on the Final Plat stating that Lot 1 is limited to one (1) curb-cut to Irvington Bayou La Batre Highway and one (1) curb-cut to Half Mile Road, that Lot 2 is limited to three (3) curb-cuts to Half Mile Road; size design and location to be approved by Mobile County Engineering.**
- 5) **corner dedication to comply with section V.B.16 of the Subdivision Regulations;**
- 6) **correction of the Plat to state right-of way will be maintained by Mobile County;**
- 7) **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;**
- 8) **placement of a note on the final plat stating Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**

- 9) 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. 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,
- 10) 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 (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: Barbara Howard