

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 09, 2013

LHRP, LLC
301 St. Joseph St.
Mobile, AL 36605

Re: Case #SUB2013-00019
LHRP Commercial Park Subdivision
1651 Schillinger Road North
(West side of Schillinger Road North, ½ mile± North of Howells Ferry Road).
3 Lots / 8.3± Acres

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

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

- 1) revision of the plat to indicate the correct current right-of-way width of Schillinger Road North;
- 2) placement of a note on the Final Plat stating that all lots must use the ingress/egress easement for access to Schillinger Road North;
- 3) placement of a note on the Final Plat stating that Lot 2 is allowed one curb cut to Schillinger Road North; with size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) 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.8. of the Subdivision Regulations;
- 5) placement of a note on the Final Plat stating “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.”;

- 6) retention of the labeling of the lot sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 7) revision of the plat to illustrate the minimum building setback line for Lot 3 where the lot is at least 60' in width;
- 8) placement of a note on the Final Plat stating that no structures are to be constructed within any easement;
- 9) placement of a note on the Final Plat stating that maintenance of the detention areas are the responsibility of the property owners and not Mobile County;
- 10) 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;
- 11) compliance with the 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.); and
- 12) placement of a note on the Final Plat stating no future resubdivision of Lot 3 until adequate frontage on a public maintained road is provided.

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: Richard L. Patrick, PLS