



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 9, 2013

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA LAMBERT

Chester J. Stefan
41 West I-65 Service Road North, 3rd Floor
Mobile, AL 36608

Re: **Case #SUB2013-00097**
Three Dean Way Subdivision
8535 Three Dean Way
(West side of Air Terminal Drive at the East terminus of Three Dean Way).
Number of Lots / Acres: 1 Lot / 0.8± Acre

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

At its meeting on October 3, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Dedication, if necessary, to provide 50-feet from centerline for Air Terminal Drive where it abuts Lot 1, labeling of the minimum right-of-way width of Air Terminal Drive abutting Lot 1;**
- 2) **Placement of a note on the 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. 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."*;**
- 3) **Construction of the street to Mobile County standards and acceptance of the street by Mobile County prior to the recording of the final plat;**
- 4) **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.*);**

- 5) Placement of a note on the final plat stating that Lot 1 is limited to one curb-cut to Three Dean Way and denied access to Air Terminal Drive, with the size, design and location of any curb-cut to be approved by Mobile County Engineering and to comply with AASHTO standards;
- 6) Depiction and labeling of the 25-foot minimum building setback line on Lot 1;
- 7) Retention of the common area maintenance note;
- 8) Placement of a note on the plat stating that no permanent structures shall be placed in any easements;
- 9) Placement of a note on the 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;
- 10) Placement of a note on the 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 Regulation; and
- 11) Retention of the lot size information on the final plat.

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 travisz@cityofmobile.org.

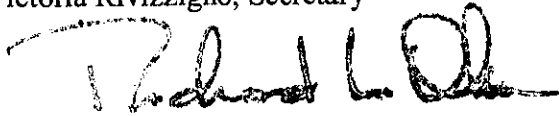
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: The Coleman Engineering Group of McCrory & Williams, Inc.
Chester M. Baker, Jr/Baker Properties
Cumberland, LLC