

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 9, 2013

ARK, LLC.
Attn: Richard L. Kirschman
3631 Canal St.
New Orleans, LA 70119

Re: Case #SUB2013-00018 (Subdivision)
ARK Subdivision
4017 Airport Boulevard
(South side of Airport Boulevard, 565' West of Azalea Road).
1 Lot / 1.3± Acre

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) **provision that the subdivision be completed prior to the issuance of any building permits;**
- 2) **placement of a note on the plat stating that maintenance of all common areas and detention areas is the responsibility of the property owners;**
- 3) **compliance with Engineering Comments (The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes) 2. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (*Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045*). Any work performed in the existing Airport Blvd ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (*Mobile City Code, Chapter 57, Article VIII*). Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (*Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045*); the City of Mobile, Alabama Flood Plain Management Plan**

- (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. Any proposed dumpster pad(s) must be contained and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer.) and*
- 4) **placement of a note on the plat stating that the approval of all applicable federal, state and local agencies is required for endangered or threatened species prior to the issuance of any permits or land disturbance activities, as depicted on the preliminary 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 (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: The Coleman Group of McCrory & Williams, Inc.

MOBILE CITY PLANNING COMMISSION

CORRECTED

LETTER OF DECISION

April 9, 2013

ARK, LLC.
Attn: Richard Kirschman
3631 Canal St.
New Orleans, LA 70119

Re: Case #ZON2013-00453 (Planned Unit Development)
ARK Subdivision
4017 Airport Boulevard
(South side of Airport Boulevard, 565' West of Azalea Road).
Planned Unit Development Approval to allow shared access between two lots.

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) limited to the revised curb cut layout presented at the meeting;**
- 2) provision of a 6-foot privacy fence along the South property line;**
- 3) compliance with Sections 64-4.A.2 and 64-6.A.3.C of the Zoning Ordinance; compliance with Engineering Comments (The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes) 2. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Any work performed in the existing Airport Blvd ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way**

- Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. Any proposed dumpster pad(s) must be contained and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to storm sewer.) and**
- 4) compliance with the tree and landscaping requirements of the Zoning Ordinance for new construction; and**
 - 5) full compliance with all municipal codes and ordinances.**

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 Group of McCrory & Williams, Inc.