



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 7, 2018

Eric G Lewis Consulting LLC
3801 Schwartz Lane
Theodore, AL 36582

Re: **3805 Gulf Creek Court**
(Southwest corner of Rabbit Creek Drive and Gulf Creek Court).
County
SUB-000592-2018
Gulf Creek Subdivision, Resubdivision of Lots 3 & 4

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

At its meeting on August 2, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) dedication to provide a 25' radius curve at the intersection of Rabbit Creek Drive and Gulf Creek Court;**
- 2) retention of the lot size labels on the Final Plat, revised for any street corner radius dedication on Lot A, or the furnishing of a table on the Final Plat providing the same information;**
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Gulf Creek Court, with the size, location and design to be approved by County Engineering and conforming to AASHTO standards;**
- 4) placement of a note on the Final Plat stating that Lot A is denied direct access to Rabbit Creek Drive;**
- 5) retention of the 25' minimum building setback line along all street frontages;**
- 6) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement;**

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- 7) 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;
- 8) revision of the Fire code note to state "Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).";
- 9) removal of the note pertaining to tree preservation and protection;
- 10) removal of the note pertaining to detention facilities, common areas and wetlands or correction to read that they are not the responsibility of Mobile County instead of the City of Mobile;
- 11) removal of the signature blocks for City Engineering and Traffic Engineering Director;
- 12) placement of a signature block on the Final Plat for Mobile County Engineering;
- 13) compliance with the Engineering Comments and placement of a note on the Final Plat: *(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.); and*
- 14) compliance with the Fire-Rescue Comments: *(Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)).*

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Margaret Pappas
Deputy Director of Planning and Zoning

cc: Kenneth L Lewis
Austin Engineering Company