

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 8, 2012

Joe Mason  
1805 Oakado Court  
Mobile, AL 36609

**Re: Case #SUB2012-00037**  
**Joe Mason Subdivision**  
1412 & 1416 Wolf Ridge Road  
(East side of Wolf Ridge Road, 200'± North of Moffett Road)  
**Number of Lots / Acres:** 1 Lot / 2.2± Acres  
**Engineer / Surveyor:** Frank A. Dagley & Associates, Inc.  
Council District 1

Dear Applicant(s):

At its meeting on June 7, 2012, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) label the subject lot as “Lot 1” or “Lot A”;
- 2) label of the lot size in square feet and acres;
- 3) dedication to provide 50’ from the centerline of Wolf Ridge Road to the City of Mobile;
- 4) successful application for a planned unit development or obtain demolition permits so that only one structure remains on the site before the signing of the Final Plat;
- 5) placement of the 25-foot minimum building setback line along all right-of-way frontages;
- 6) compliance with Engineering comments: *“Need to dedicate additional ROW to provide 50’ from centerline of Wolf Ridge Road. Sidewalk is required to be constructed along the frontage of the property, unless a sidewalk variance is approved. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, 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 ROW (Mobile City Code, Chapter 57, Article VIII);”*

- 7) compliance with Urban Forestry comments: *“Preservation status is to be given to the 60” Live Oak Tree and the 66” Live Oak Tree located in the center of the proposed development. Any work on or under these tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;”*
- 8) compliance with Fire 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;”*
- 9) placement of a note on the Final Plat limiting Lot 1 to one curb-cut to Wolf Ridge Road, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 10) illustration of frontage along Pringle Drive on the Final Plat;
- 11) placement of a note on the Final Plat stating the lot is denied direct access to Pringle Drive; and,
- 12) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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](mailto: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: Frank A. Dagley and Associates, Inc.