

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

May 4, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

REGGIE COPELAND, SR.
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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Kawhit, LLC
7251 Grelot Road
Mobile, AL 36695

Re: **Case #SUB2012-00026 (Subdivision)**
Pinehurst Subdivision, Re-subdivision of Lot 3, Block 116
Southern terminus of Schaub Avenue.
Number of Lots / Acres: 2 Lots / 0.2± Acre
Engineer / Surveyor: Don Williams Engineering
Council District 6

Dear Applicant(s):

At its meeting on May 3, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) illustration of a 25-foot minimum building setback along Schaub Avenue on the Final Plat;
- 2) placement of a note on the Final Plat stating each lot is limited to one curb-cut to Schaub Avenue to include the modifications suggested by Traffic Engineering (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Two (2) Type 4 object markers, per MUTCD standards, will be required (one at the end of each roadway);
- 3) placement of a note on the Final Plat stating that Lots 2 and 3A be denied direct access to the proposed hammerhead;
- 4) the provision of the vacation of the existing 40-foot undeveloped right-of-way and the dedication of the proposed 40-foot right-of-way to be dedicated and constructed to comply with City Engineering and Fire Department requirements;
- 5) compliance with Engineering comments: *"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 code and ordinances. Any proposed development within the proposed property must comply with the Stormwater Management and Flood Control*

Ordinance of the City of Mobile. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. A 4' wide sidewalk must be constructed along the entire road frontage; or a sidewalk waiver must be submitted. A geotechnical report will be required to verify the proposed pavement sections. Any drainage to offsite drainage and/or detention facilities will need to have engineering calculations verifying the capacity of the existing systems; and, the applicant will need to provide written permission from the owner(s) of the existing drainage and detention facility(ies). Any vacation of Right-of-Way (ROW) must be approved prior to the recording of the plat. Any existing utility or drainage lines within the ROW will need to be relocated within new or existing easements, as approved by the City Engineer, prior to recording the plat;"

- 6) labeling of the lot with its size in square feet and acres, or the furnishing of a table on the plat providing the same information;
- 7) placement of a note on the plat stating that maintenance of all common areas and detention areas is the responsibility of the property owners; and,
- 8) 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.

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

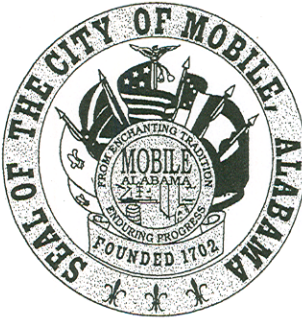
By:



Richard Olsen

Deputy Director of Planning

cc: M. Don Williams



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DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Kawhit, LLC
7251 Grelot Road
Mobile, AL 36695

**Re: Case #ZON2012-00735 (Planned Unit Development)
Pinehurst Subdivision, Re-subdivision of Lot 3, Block 116**

Southern terminus of Schaub Avenue

Planned Unit Development Approval to allow reduced lot sizes and reduced lot widths in a proposed subdivision.

Council District 6

Dear Applicant(s):

At its meeting on May 3, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow reduced lot sizes and reduced lot widths in a proposed subdivision.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) the submission of two copies of the revised Planned Unit Development site plans prior to the signing of the Final Plat;
- 2) the placement of a note on the site plan that standard setbacks and site coverages apply;
- 3) placement of a note on the Planned Unit Development site plan stating each lot is limited to one curb-cut to Schaub Avenue to include the modifications suggested by Traffic Engineering (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Two (2) Type 4 object markers, per MUTCD standards, will be required (one at the end of each roadway);
- 4) placement of a note on the Planned Unit Development site plan stating the development will comply with Engineering comments: *"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 code and ordinances. Any proposed development*

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within the proposed property must comply with the Stormwater Management and Flood Control Ordinance of the City of Mobile. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. A 4' wide sidewalk must be constructed along the entire road frontage; or a sidewalk waiver must be submitted. A geotechnical report will be required to verify the proposed pavement sections. Any drainage to offsite drainage and/or detention facilities will need to have engineering calculations verifying the capacity of the existing systems; and, the applicant will need to provide written permission from the owner(s) of the existing drainage and detention facility(ies). Any vacation of Right-of-Way (ROW) must be approved prior to the recording of the plat. Any existing utility or drainage lines within the ROW will need to be relocated within new or existing easements, as approved by the City Engineer, prior to recording the plat;"

- 5) the provision of the vacation of the existing 40-feet undeveloped right-of-way and the dedication of the proposed 40-feet right-of-way to be dedicated and constructed to comply with City Engineering and Fire Department requirements; and,
- 6) full compliance with all other 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: M. Don Williams