



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

August 7, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS
REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5
FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1
WILLIAM C. CARROLL, JR.
DISTRICT 2
JERMAINE A. BURRELL
DISTRICT 3
JOHN C. WILLIAMS
DISTRICT 4
BESS RICH
DISTRICT 6
GINA GREGORY
DISTRICT 7
CITY CLERK
LISA C. LAMBERT

Charles E. Colvin
301 Byron Avenue West
Mobile, AL 36609

Re: Case #SUB2012-00043 (Subdivision)
Colvin Subdivision
4825 Scarborough Circle
(Southeast corner of Scarborough Circle and Scarborough Circle West)
Number of Lots / Acres: 1 Lot / 0.3± Acre
Engineer / Surveyor: Anthony L Bryant PLS
Council District 1

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) labeling of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 2) dedication to provide 30-feet right-of-way from the centerline of Scarborough Circle and Scarborough Circle West;
- 3) compliance with Section V.B.16. of the Subdivision Regulations regarding the dedication of curb radii at the corner of Scarborough Circle and Scarborough Circle West, with the size and design to be approved by Traffic Engineering/Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating the lot is denied access to Scarborough Circle West and limited to one curb-cut to Scarborough Circle with the size, design, and exact location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) compliance with Engineering comments: *"The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Add a signature block for the Planning Commission and Traffic Engineer. 2. Add the curve data for the northwest corner of the property. 3. If topographic contours are to remain they should be labeled. 4. Correct the spelling of the street names in the vicinity map. 5. Provide all other information required for a Final Plat review;"*

Colvin Subdivision

August 7, 2012

Page 2

- 6) **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;"* and,
- 7) **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.

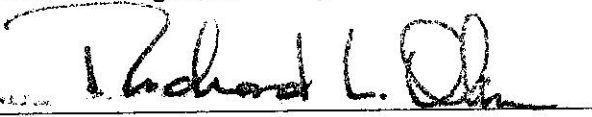
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:


Richard Olsen
Deputy Director of Planning

cc: Anthony L. Bryant