



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 24, 2015

BCW Properties LLC
P.O. Box 91323
Mobile, AL 36619

Re: 235 South McGregor Avenue
(West side of South McGregor Avenue, 415'± North of Pinebrook South).
Council District 5
SUB2015-00093
Pinewood Subdivision, Resubdivision of Lot 4, Block 1
2 Lots / 1.0± Acre

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

At its meeting on August 20, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, 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) **Dedication sufficient to provide 40 feet from the centerline of South McGregor Avenue;**
- 2) **Obtainment of a demolition permit for the existing dwelling prior to the signing of the Final Plat;**
- 3) **Illustration of a 25 foot minimum building setback line along South McGregor Avenue for each lot, reflecting right-of-way dedication;**
- 4) **Placement of a note on the Final Plat, stating that Lots 1 and 2 are limited to one curb cut each to South McGregor Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **Retention of the lot size in square feet and acres on the Final Plat revised for dedication;**
- 6) **Compliance with Engineering comments** *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B.*

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- Add legible street names to the vicinity map. C. Show and label the existing drainage easement along the rear of LOT 1 and LOT 2. D. Provide and label the monument set or found at each subdivision corner. E. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. F. Add a note to the SUBDIVISION PLAT stating the LOT 1 and LOT 2 will be allowed to add a combined total of 4,000 sf of impervious area to the amount of impervious area that existed on Lot 4, Pinewood Block 1. G. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 7) *Compliance with Traffic Engineering comments (Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards);*
 - 8) *Compliance with Urban Forestry comments (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).); and*
 - 9) *Compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).).*

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 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 marine.karapetyan@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: 

Richard Olsen
Deputy Director of Planning

cc: Austin Engineering Company, Inc.