

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

September 12, 2012

SAMUEL L. JONES  
MAYOR

### OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

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CITY CLERK  
LISA C. LAMBERT

Francis Kevin Uteg  
9 South Hallet Street  
Mobile, AL 36604

**Re: Case #SUB2012-00075**  
**Uteg Place Subdivision**  
1040 Stevens Lane  
(East side of Stevens Lane at its South terminus)  
**Number of Lots / Acres:** 1 Lot / 1.5± Acre  
**Engineer / Surveyor:** Wattier Surveying, Inc.  
Council District 7

Dear Applicant(s):

At its meeting on September 6, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide a portion of a 60' radius cul-de-sac in the Northwest corner of the property;
- 2) placement of a note on the final plat stating the lot is limited to one curb-cut to Stevens Lane, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) placement of a note on the Final Plat stating that the lot is denied access to Carre Drive South until such time it is developed to City standards;
- 4) illustration of the 25' minimum building setback line along Stevens Lane; revised to show a setback around any dedicated cul-de-sac radius at the South terminus of Stevens Lane;
- 5) revision of the plat to illustrate a 25' by 25' minimum building setback block-out in the Northeast corner of the lot at the West terminus of Carre Drive South;
- 6) labeling of the lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 7) illustration of the 15' utility easement and the 30' drainage easement on the Final Plat;
- 8) placement of a note on the Final Plat stating that no structures are to be placed in any easements;

- 9) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 10) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local environmental agencies for wetlands or floodplains issues is required prior to the issuance of any permits or land disturbance activities;
- 11) subject to the Engineering Comments: *"The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide topographic information of the existing drainage way and exposed sanitary sewer line to establish/verify drainage and utility easements. GIS topography does not seem to match the existing ground topography. 2. Final size and location of the public drainage easement shall be approved by the City Engineer. 3. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 4. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat); and,*
- 12) subject to the 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."*

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).

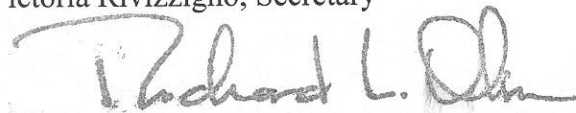
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

cc: Wattier Surveying Inc.