



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 10, 2014

Bernard Wood
3511 Irene Street
Mobile, AL 36608

Re: 313 Long Court
(West terminus of Long Court).
Council District 7
ZON2014-01682
Bernard Wood
Planned Unit Development Approval to allow increased site coverage.

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

At its meeting on September 4, 2014, the Planning Commission considered for Planned Unit Development Approval to allow increased site coverage.

After discussion, the Planning Commission approved the request subject to the following conditions:

- 1) **Revision of the site plan to illustrate a maximum site coverage of 38%;**
- 2) **Revision of the site plan to depict a 50' right-of-way for Long Court;**
- 3) **Retention of the lot size information and all setbacks and easements on the site plan;**
- 4) **Placement of a note on the site plan stating that no permanent structures can be constructed in any easement;**
- 5) **Compliance with Engineering Comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, 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 Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and***

Bernard Wood PUD
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all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). The application shall include a site grading and drainage plan, details, and calculations, all of which are to be signed by a licensed Alabama Professional Engineer.);

- 6) Compliance with Traffic Engineering Comments:** *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 7) 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).);*
- 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) Submission of an approved, revised PUD site plan prior to any request for Land Disturbance;**
- 10) Any site plan submitted for Land Disturbance and building-related permits shall coincide with the approved, revised PUD site plan; and**
- 11) Full compliance with all 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

Mr. Jennifer Denson, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Barton & Shumer Engineering, LLC