

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

September 12, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Joseph Frederick McGowin III
1 Austill Place
Mobile, AL 36608

Re: Case #SUB2012-00076
Bexley Lane Subdivision
4700 Bexley Lane
(North side of Bexley Lane, 220'± West of Charleston Court)
Number of Lots / Acres: 1 Lot / 1.0± 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 to provide 30' from the centerline as on the preliminary plat;
- 2) illustration of the 25' minimum building setback line along Bexley Lane adjusted to be measured from required dedication;
- 3) retention of the lot size in square feet and acres;
- 4) provision of documentation that the shed has been relocated to 8' from the side property line or obtaining of a demolition permit;
- 5) compliance with Engineering comments: *"The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature for the Traffic Engineering Department. 3. Note that the ROW is "Hereby Dedicated" on the Final Plat. 4. Show existing drainage and easements adjacent to the proposed lot;"*
- 6) 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;"*
- 7) placement of a note on the Final Plat limiting Lot 1 to one curb-cut to Bexley Lane, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards; and,

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- 8) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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.

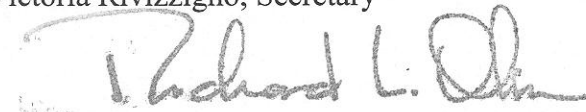
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Wattier Surveying Inc.