



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

August 14, 2013

Paul Wicke  
8085 Brunson Ave  
Semmes, AL 36575

**Re: Case #SUB2013-00063**  
**Wicke's Family Subdivision**  
8715 Austin Lane  
(South side of Austin Lane, 200'± West of Carol Lane).  
2 Lots / 1.2± Acre

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

At its meeting on August 8, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Depiction of the 25-foot minimum building setback line and retention of lot size information on the Final Plat;**
- 2) **Both lots should be appropriately labeled as lots, not parcels;**
- 3) **Placement of a note on the Final Plat limiting both lots to the existing curbs-cuts, with any changes to be approved by Mobile County Engineering and conform to AASHTO standards.**
- 4) **Placement of a note on the Final Plat stating: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.);***
- 5) **Placement of a note on the Final Plat stating: *(The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);***

OFFICE OF THE CITY COUNCIL  
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- 6) Placement of a note on the Final Plat stating: *(This site is located in the County, and therefore any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.); and*
- 7) 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.).*

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.

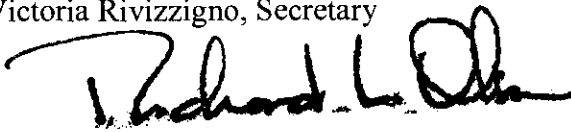
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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: Erdman Surveying LLC