



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 5, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

21st Mortgage Corporation
620 Market Street
Knoxville, TN 37902
Attn: Andy Inskip

Re: Case #SUB2012-00088
Wakulla Subdivision, Re-subdivision of Lot 1
4750 & 4760 Wakulla Drive
(West side of Wakulla Drive, 500'± North of Lakeland Drive)
Number of Lots / Acres: 2 Lots / 2.5± Acres
Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

Dear Applicant(s):

At its meeting on November 1, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the 50-foot minimum building setback line from Wakulla Drive;
- 2) retention of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 3) placement of a note on the Final Plat stating that 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;
- 4) placement of a note on the Final Plat stating the site must comply with the City of Mobile stormwater and flood control ordinances: *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits;"*

- 5) 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;"*
- 6) placement of a note stating that Lot 2 will cease to utilize the access to Wakulla Drive through the adjacent property or provision of documentation and illustrate an easement through the adjacent property;
- 7) placement of a note on the Final Plat limiting each lot to one curb-cut to Wakulla Drive, with the size, design, and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards; and,
- 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: Polysurveying of Mobile