



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 20, 2015

Wynnfield Development, LLC
P.O. Box 91323
Mobile, AL 36691

Re: West terminus of Wynnridge Drive extending to the South terminus of Widgeon Drive.
Council District 6
SUB2015-00028
Wynnfield Subdivision, Unit 5
25 Lots / 15.2± Acres

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

At its meeting on April 16, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission held the matter over until the May 21st meeting with revisions due by May 1st to allow the applicant to address the following:

- 1) **Submission of an overall site layout for the proposed Unit 5 and area reserved for future development, in compliance with Section I.B.1. of the Subdivision Regulations;**
- 2) **Compliance with Section V.B.1. of the Subdivision Regulations to depict the continuation of the existing street stub (Widgeon Drive) to the north;**
- 3) **Provision of a street stub to the south and west of the site to ensure connectivity with the Raleigh Subdivision and the landlocked parcel to the west;**
- 4) **Revision of the plat to depict only a cul-de-sac at the eastern terminus of Wynngate Way, adjacent to the proposed Lots 22 and 23;**
- 5) **Revision of the Subdivision name on the plat from "Wynnfiend" to "Wynnfield";**
- 6) **Revision of the site layout to comply 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);***
- 7) **Revision to reflect Traffic Engineering comments: *(Per Section V.B.12 of the Subdivision Regulations, the alignment of Wynngate Way from Curve 4 to Curve 6***

should be modified to eliminate the series of reverse curves with no 100 foot tangent in between. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.); and

- 8) Revision to reflect Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Add street names to the vicinity map. E. Label the area enclosed by the curves #14 – 17 (located between Lots 2 and 43). Is it Common Area? F. Provide an updated Plat for review after revising the centerline of Wynngate Way to meet the requirements the Subdivision Regulations. G. Review and revise the written legal description to include a written bearing and distance near Lot 6. H. Correct the Subdivision Name from "Wynnfiend" to "Wynnfield". I. Remove references to Mobile County Engineer. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. M. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.).*

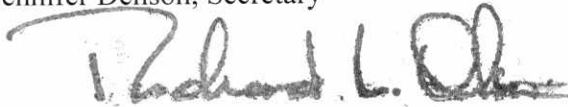
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Austin Engineering Company, Inc.