



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

December 7, 2012

OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

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CITY CLERK
LISA C. LAMBERT

Greg L. Marshall
13905 Shell Belt Road
Bayou La Batre, AL 36509

Re: Case #SUB2012-00113

BAPS Subdivision

East side of Dauphin Island Parkway, 940'± North of Cedar Point Road.

Number of Lots / Acres: 1 Lot / 3.8± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying
Council District 3

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the site is limited to one curb cut, with the design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards;
- 2) revision of the 25' minimum building setback line out of the pole and to be measured from the South line of Lot 1 where that lot is at least 60' wide;
- 3) labeling of the lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that there is to be no further resubdivision of Lot 1 until additional frontage on a public street is provided;
- 5) revision of the plat to accurately depict the current flood zone status of the site;
- 6) placement of a note on the Final Plat stating the approval of all applicable federal, state and local agencies would be required for wetland and floodplain issues prior to the issuance of any permits;
- 7) placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;

- 8) subject to the Engineering comments: *(The following comments should be addressed prior to review, 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. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 4. Check FEMA flood maps and show and label all flood zones within the property. 5. Show approximate centerline of existing drainage ditch located near the NE corner.);*
- 9) subject to the Traffic Engineering comments: *(Dauphin Island Parkway (State Highway 163) is a state maintained roadway. Driveway number, size, location, and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards);*
- 10) subject to the 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); and*
- 11) completion of the Subdivision process prior to any request for permits.

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.

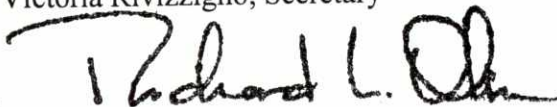
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: BAPS Properties, LLC
Polysurveying of Mobile, Inc.