



CITY OF MOBILE

SAMUEL L. JONES
MAYOR

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 17, 2013

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Geoffrey & Susan Doggett
309 Wacker Lane
Mobile, Alabama 36608

Re: **Case #SUB2013-00052**
Wacker Subdivision, Revision and Addition to Lot 2
309 Wacker Lane North
(West side of Wacker Lane, 150'± North of Stein Street).
1 Lot / 0.2± Acre

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

At its meeting on July 11, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of note 7 to state that Lot 2 is limited to existing curb cut onto Wacker Lane; with the size, design and location of all curb-cut to be approved by Traffic Engineering and conform to AASHTO standards.
- 2) revision of note 4 to reference section V.A.8.;
- 3) retain note on the plat stating the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 4) retain the 25' setback and the required 8.5' dedication on the final plat;
- 5) retain lot size and square footage on final plat;
- 6) compliance with 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. Correct the distance shown along the western property line so that the callout on the drawing matches the written legal description. 3. Correct the bearing shown along the south line of the proposed Dedicated ROW so that the callout on the drawing matches the written legal description. 4. Add a note to the Plat stating that storm water detention will be required for 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). 5. Add a note to the plat stating that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 6. Submit for signature concurrently with the submittal of the Subdivision Plat for Gulfwood Unit No. 1 – Revised Lot 8 & Addition to Unit No. 1 (Case # SUB2013-00053));

- 7) compliance with Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Note 7 should be revised to read Wacker Lane, not Worth Drive);
- 8) compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).;
- 9) 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); and
- 10) full compliance with all other municipal codes and ordinances.

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.

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: Richard L. Patrick, PLS