



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2017

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

Re: West terminus of Wynngate Way extending to the South terminus of Widgeon Drive
Council District 6
SUB-000304-2017
Wynnfield Subdivision, Unit 5, Addition to

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

At its meeting on December 7, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) Retention of the 50' right-of-way width to Wynngate Way;
- 2) Retention of the lot size information in both square feet and acres;
- 3) Retention of the required 25' minimum building setback or greater along all street frontages;
- 4) Placement of a note on the Final Plat stating that each proposed lot is limited to one curb cut, with the size, design and location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) Placement of a note stating that no structures shall be placed or erected within any easement;
- 6) Placement of a note stating that all common and detention areas shall be maintained by the property owners and not the City of Mobile;
- 7) Compliance with Engineering Comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. C. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. D. Show and label each and every Right-Of-Way and easement. E.*

Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. G. Provide the as-built certification form, test reports, etc. and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review. H. The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature. I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 8) **Compliance with Traffic Engineering comments:** *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 9) **Compliance with Fire Comment:** *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code) and;*
- 10) **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 2015-116 and City Code Chapters 57 and 64).*

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 Planning and Zoning Department 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 Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 

Richard Olsen

Deputy Director of Planning & Zoning

cc: Austin Engineering Col., Inc.