

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 4, 2010

Alexander C. Grimes, Jr.  
10980A Wulff Rd. S.  
Semmes, AL 36575

**Re: Case #SUB2010-00062**  
**Grimes Family Subdivision I**  
11030 Wulff Road South  
(North side of Wulff Road South, 200'± West of the North terminus of Caldwell Road).  
3 Lot / 9.6± Acre

Dear Applicant(s):

At its meeting on June 3, 2010, the Planning Commission considered the above referenced subdivision.

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

- 1) revision of the final plat to include Tax Parcel R022409290000009. as Lot C;
- 2) rename "parcels" as "lots;"
- 3) depiction of a 35' minimum building setback line from the existing right-of-way of Wulff Road South (this line on Lot C shall be from where the "pole" meets the "flag" portion of the lot);
- 4) placement of a note on the final plat stating that each lot is limited to one curb-cut to Wulff Road South, with the size, location, and design to be approved by County Engineering and in conformance with AASHTO standards;
- 5) ensure that the pole of Lot C is at least 50' in width for its entirety, as required by Section V.D.1 of the Subdivision Regulations;
- 6) placement of a note on the final plat stating that no future subdivision of Lot C will be allowed until additional frontage on a public street is provided;
- 7) labeling of the lots with their sizes in square feet (in addition to acreage) or the provision of a table on the plat with the same information;
- 8) placement of a note on the plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise

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- protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 9) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property shall provide a buffer in compliance with Section V.A.8 of the Subdivision Regulations; and,
  - 10) provision of a minimum detention capacity volume of a 50 year post development storm, with a maximum release rate equivalent to the 10 year storm pre-development rate, and the placement of a note on the final plat stating that the development has been designed to comply with all other 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, as well as the detention and release rate requirements of Mobile County for projects located within the Converse watershed, prior to the obtaining of permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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](mailto: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: John H. Peacock