



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

June 11, 2013

Georgia H. Robinson
2559 Wagon Wheel Drive
Mobile, AL 36695

Re: Case #SUB2013-00039

G. R. Subdivision

4426 Government Boulevard

(North side of Government Boulevard, 530'± North of Demetropolis Road
extending to the East side of Demetropolis Road, 450'± North of Government
Boulevard).

2 Lots / 0.8±

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

At its meeting on June 6, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 1 is limited to one curb-cut to Demetropolis Road, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards;
- 2) placement of a note on the final plat stating that Lot 2 is limited to one curb-cut to Government Boulevard (U. S. Highway 90), with the size, design and location of all curb-cuts to be approved by Traffic Engineering and ALDOT, and comply with AASHTO standards;
- 3) depiction of the 25-foot minimum building setback line from all street frontages on the final plat, as required by Section V.D.9. of the Subdivision Regulations;
- 4) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 5) compliance with Fire 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.*);
- 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,*

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signatures, certification statements, legal description, required notes). 2. *Show width of the asphalt drives connecting to LOT 2 and connecting to the adjacent property to the north along Demetropolis Rd.* 3. *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).* 4. *Any work performed in the existing Demetropolis Rd ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping, or any sidewalk work within the US Highway 90 ROW, 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).* 5. *Any work performed in the existing US Highway 90 ROW will require an ALDOT permit.); and*

- 7) **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 protected species, if any, prior to the issuance of any permits or land disturbance activities.**

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.

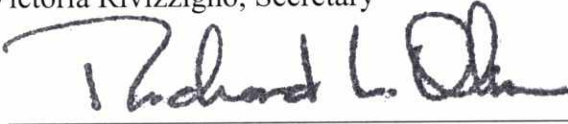
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Wattier Surveying, Inc.