



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

June 11, 2013

S. E. Cemeteries of AL & S. E. Funeral Home of AL
P. O. Box 5347
Mobile, AL 36605

Re: **Case #SUB2013-00034**
Pinecrest East Subdivision
1939 Dauphin Island Parkway
(Northeast corner of Dauphin Island Parkway and Old Military Road).
3 Lots / 127.6± Acres

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) provision to provide 75-feet setback from the centerline of Dauphin Island Parkway;
- 2) dedication to provide sufficient right-of-way to provide 25-feet from the centerline of Gatokoco Drive (Old Military Road);
- 3) dedication of sufficient radius at the intersection of Dauphin Island Parkway and Gatokoco Drive (Old Military Road), to be approved by City Engineering and Traffic Engineering and conform to AASHTO standards;
- 4) the placement of a note on the Final Plat stating that the development be limited to the three existing curb cuts to Dauphin Island Parkway and three existing curb cuts to Gatokoco Drive (Old Military Road), with any changes to the existing driveways to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;
- 5) the subdivision process be completed prior to the issuance of any permits;
- 6) illustration of the 25-foot minimum building setback line along Gatokoco Drive (Old Military Road);
- 7) full 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. dedicate a radius (minimum 25' radius) at the corner of Gatokoco Rd (Old Military Road). The final location and size to be approved by the City Engineer and Traffic Engineer; 3. it appears that there is a discrepancy between the legal description and the boundary at the southeast corner of LOT 1. Has the 25' radius been previously dedicated, or is it*

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being dedicated with the recording of this subdivision? 4. What kind of monument was found or set at the Point of Beginning (southwest corner of LOT 3)?;

- 8) *full compliance with Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering (and ALDOT for Dauphin Island Parkway, if necessary) and conform to AASHTO standards.)*
- 9) *placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;*
- 10) *placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies is required for endangered or threatened species prior to the issuance of any permits or land disturbance activities, as depicted on the preliminary plat;*
- 11) *compliance with Fire comments: (All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate); and*
- 12) *compliance with MAWSS comments: (MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.).*

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.

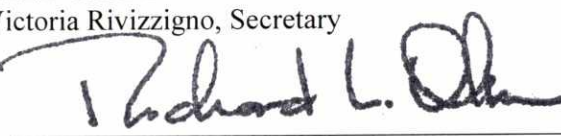
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.