



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2014

Steve Sheridan
P.O. Box 6231
Mobile, AL 36660

Re: 117 Batre Lane

(Northwest corner of Batre Lane and Gaillard Street).

ZON2014-01768 (Planned Unit Development)

Tucker Place Subdivision

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced front and sideyard setbacks in a proposed subdivision.

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

At its meeting on September 18, 2014, the Planning Commission considered for Planned Unit Development Approval to allow reduced front and sideyard setbacks in a proposed subdivision.

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

- 1) **construction of the hammerhead for Fire apparatus access coinciding with the "pole" for Lot 7 prior to signing the Final Plat;**
- 2) **widening of the pavement of Gaillard Street to a minimum of 20' to allow for Fire apparatus access prior to signing the Final Plat;**
- 3) **placement of a note on the site plan stating that each lot is limited to one curb cut to a public street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **placement of a note on the site plan stating that Lot 6 is denied access to the alley along the West side of the site;**
- 5) **revision of the site plan to label all lots and the detention/common area with their sizes in square feet and acres, or the furnishing of a table on the site plan providing the same information;**
- 6) **revision of the site plan to indicate a 20.5' rear setback line for Lots 1 through 4 and Lot 8 within the ingress/egress easement;**
- 7) **retention of the approved reduced setbacks for all lots;**

- 8) placement of a note on the site plan stating that no structures are to be constructed within any easements;
- 9) placement of a note on the site plan stating that the maintenance of the ingress and egress easements is the responsibility of the property owners;
- 10) placement of a note on the site plan stating that the ingress and egress easements are not to be gated or blocked in any manner so as to indicate a private street subdivision;
- 11) placement of a note on the site plan stating that the maintenance of the Detention/Common Area is the responsibility of the property owners;
- 12) placement of a note on the site plan stating that all lots are limited to 35% maximum site coverage by all structures;
- 13) retention on the site plan of a city-standard sidewalk along Batre Lane and/or Gaillard Street;
- 14) subject to the Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 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). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. The proposed development must comply with all Engineering Department Policy Letters.);*
- 15) subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 16) subject to the 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)];*
- 17) subject to the 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);*

Tucker Place PUD
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- 18) placement of a note on the site plan stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 19) placement of a note on the site plan stating that no solid wall or fence exceeding 3' in height shall be built within any setback from a street;
- 20) submission to Planning of two (2) copies of a revised site plan indicating compliance with all approval conditions prior to the signing of the Final Plat; and
- 21) full compliance with all municipal codes and ordinances.

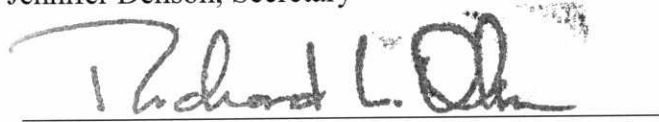
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Susan Tucker, Executor of Estate
Polysurveying



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2014

Steve Sheridan
P.O. Box 6231
Mobile, AL 36660

Re: 117 Batre Lane
(Northwest corner of Batre Lane and Gaillard Street).
Council District 7
SUB2014-00104 (Subdivision)
Tucker Place Subdivision
8 Lots / 3.1± Acres

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

At its meeting on September 18, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Sections V.D.1 and V.D.9. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication to provide 30' from the centerlines of Batre Lane and Gaillard Street, as shown on the plat;**
- 2) **dedication to provide a 25' corner radius at the corner of Batre Lane and Gaillard Street, as shown on the plat;**
- 3) **construction of a hammerhead coinciding with the "pole" for Lot 7 prior to signing the Final Plat;**
- 4) **widening of the pavement on Gaillard Street to a minimum of 20' to allow for Fire apparatus access prior to signing the Final Plat;**
- 5) **placement of a note on the Final Plat stating that each lot is limited to one curb cut to a public street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **placement of a note on the Final Plat stating that Lot 6 is denied access to the alley along the West side of the site;**
- 7) **revision of the plat to label all lots and the detention/common area with their sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**

- 8) retention of the approved reduced setbacks for all lots;
- 9) placement of a note on the Final Plat stating that no structures are to be constructed within any easements;
- 10) placement of a note on the Final Plat stating that the maintenance of the ingress and egress easements is the responsibility of the property owners;
- 11) placement of a note on the Final Plat stating that the ingress and egress easements are not to be gated or blocked in any manner so as to indicate a private street subdivision;
- 12) placement of a note on the Final Plat stating that the maintenance of the Detention/Common Area is the responsibility of the property owners;
- 13) subject to the Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention will be required for any future addition(s) and/or land disturbing activity. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - # 75) there is historical credit available for impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of a Land Disturbance Permit application. D. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. E. Provide and label the POB for the legal description. F. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. L. Provide a copy of the Final Plat (signatures not required) along with the original when submitting for City Engineer signature.);*
- 14) subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*

Tucker Place Subdivision
September 22, 2014

- 15) subject to the 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)]*;
- 16) subject to the 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)*;
- 17) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 18) submission to Planning of two (2) copies of a revised PUD site plan indicating compliance with all conditions of its approval prior to the signing of the Final Plat.

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.

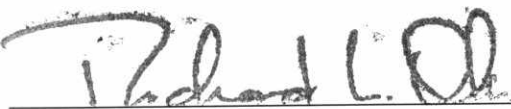
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Susan Tucker, Executor of Estate
Polysurveying