



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

December 7, 2012

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Timothy Brandon Bailey
208 Mohawk Street
Mobile, AL 36606

Re: Case #SUB2012-00106
Travis Road Subdivision

5265 Travis Road

(East side of Travis Road, 120' North of Knollwood Road, extending to the North terminus of Knollwood Court)

Number of Lots / Acres: 2 Lots / 12.6± Acres

Engineer / Surveyor: Timothy Brandon Bailey
County

Dear Applicant(s):

At its meeting on December 6, 2012, 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 both lots are limited to one curb-cut each to Travis Road, with the size, design and location to be approved by Mobile County Engineering and to conform with AASHTO standards;
- 2) placement of a note on the Final Plat stating that Lot 2 should be allowed one curb-cut to Knollwood Court and denied access to Mingle Road until it is paved to county standards;
- 3) depiction and labeling of the 25' minimum building setback line from all rights-of-ways on the Final Plat;
- 4) depiction and labeling of the lot sizes in square feet and acres on the Final Plat;
- 5) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 6) 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;

- 7) placement of a note on the Final Plat stating the site must comply with the following: *(Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.); and*
- 8) compliance with Fire-Rescue 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.).

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.

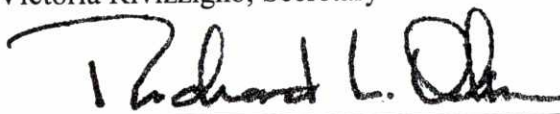
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Herbert E. and Mary J. Dykes