



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2013

Welsh Properties, Ltd
Attn: Bernard Byrant
1811 Tower Drive, Suite B
Monroe, LA 71201

Re: Case #SUB2013-00130
F & S Subdivision, Resubdivision of Lots 1 & 2
4425 Demetropolis Road
(Southeast corner of Demetropolis Road and Fellowship Drive extending to the
Northeast corner of Demetropolis Road and Executive Park Drive).
2 Lots / 6.3± Acres

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

At its meeting on December 5, 2013, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the lot sizes in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 25' minimum building setback line on the Final Plat;
- 3) placement of a note on the Final Plat stating that new access to Fellowship Drive be denied until such time it is constructed to City standards;
- 4) placement of a note on the Final Plat stating that Lot 1A is limited to the existing curb cut to Demetropolis Road, with the size, design, and exact location to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating that Lot 2A is limited to two curb cuts to Demetropolis Road, with the size, design, and exact location to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) dedication to provide a 25' radius curve at the intersection of Demetropolis Road and Fellowship Drive;
- 7) dedication to provide a radius curve at the intersection of Demetropolis Road and Executive Park Drive, to be approved by Traffic Engineering and Engineering;

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- 8) 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;
- 9) subject to the Engineering comments: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Add a note to the Plat stating that any proposed development will need to be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. b. Add a note to the Plat stating that a Land Disturbance permit will be required for any land disturbing activity. c. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. d. Correct the spelling of the interstate roadway in the vicinity map. e. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. f. 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. g. It is requested that Executive Park Drive be renamed since there is an existing street with that name within the City. This existing 60' Right-of-Way was dedicated to Mobile County in 1996, and was recently annexed into the City (2009). No properties or buildings are currently addressed on this 1,050 ft portion of Executive Park Drive.);*
- 10) subject to the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Corner radius dedication is required.);*
- 11) 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).);*
- 12) compliance with 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); and*
- 13) full compliance with all other municipal codes and ordinances.

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.

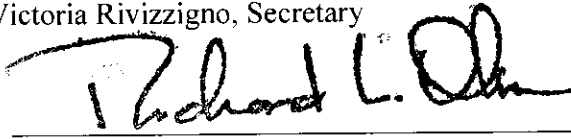
If you have any questions regarding this action, please call this office at 251-208-5895.

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Sincerely,

MOBILE CITY PLANNING COMMISSION
Dr. Victoria Rivizzigno, Secretary

By: _____

A handwritten signature in black ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: F&S Development
The Coleman Engineering Group of McCrory & Williams, Inc.