



CITY OF MOBILE

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

July 17, 2013

Brad Cain
323 Demetropolis Rd. 6-A
Mobile, Alabama 36693

Re: **Case #SUB2013-00053**
Gulfwood Subdivision, Unit No. 1, Revision of Lot 8 and Addition to Unit No. 1
118 Batre Lane and 311 Wacker Lane
(East side of Batre Lane extending to the West side of Wacker Lane 200'± North of Stein Street).
2 Lots / 1.0± Acre

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

At its meeting on July 11, 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 8 and Lot 9 are limited to existing curb cuts with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) retain 8.5' dedication on Wacker Lane and 5' on the Southwest corner of Batre Lane on the final plat;
- 3) submission of an application to the Board of Adjustment to address the front yard setback encroachment on proposed Lot 8, prior to the signing of the final plat or the obtaining of a Certificate of Occupancy;
- 4) revision of note 4) states V.A. 7 and should be amended to V.A.8;
- 5) revision of note 7) states that *Lot 8 and 9 are limited to one curb cut onto Worth Drive* and should be amended to state that Lot 8 and 9 are limited to existing curb cuts on Wacker Lane and Batre Lane;
- 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, signatures, certification statements, legal description, required notes). 2. 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). 3. Add a note to the plat stating that 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

July 17, 2013

Page 2

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). 4. Submit for signature concurrently with the submittal of the Subdivision Plat for Wacker Subdivision, Revision and Addition to Lot 2 (Case # SUB2013-00052).

- 7) compliance with Traffic Engineering comments (*Each lot shall be limited to one curb-cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*)
- 8) compliance with 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).*)
- 9) 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.*)
- 10) 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; and
- 11) 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.

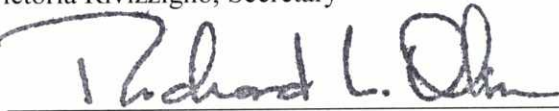
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:


Richard Olsen
Deputy Director of Planning

cc: Lauren E. Lambuth
Richard L. Patrick, PLS