



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 9, 2012

SAMUEL L. JONES  
MAYOR

OFFICE OF THE CITY COUNCIL  
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CITY CLERK  
LISA C. LAMBERT

TSS, LLC  
182 St. Francis St., Suite 101  
Mobile, AL 36602

**Re: Case #SUB2012-00058**  
**Laughlin Industrial Park Subdivision, Re-subdivision of Lots 4 & 5**  
(Area bounded by Laughlin Court, Laughlin Drive and Laughlin Drive South)  
**Number of Lots / Acres:** 2 Lots / 2.2± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co., Inc.  
Council District 4

Dear Applicant(s):

At its meeting on July 5, 2012, the Planning Commission 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 each lot is limited to two (2) curb-cuts, with the size, design, and exact location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) 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;
- 5) subject to the Engineering comments: *"The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Add a signature block for the Traffic Engineer. 2. Provide all other information required for a Final Plat review;"* and,
- 6) 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."*

**Laughlin Industrial Park Subdivision, Re-subdivision of Lots 4 & 5**

**July 6, 2012**

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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](mailto: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: Rowe Surveying & Engineering Co., Inc.