



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 5, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

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CITY CLERK
LISA C. LAMBERT

Elmore Family Properties, LLC
4000 Dawson Drive
Mobile, AL 36619

Re: **Case #SUB2012-00091**

Nan Gray Park Subdivision

6663 & 6693 Nan Gray Davis Road

(East side of Nan Gray Davis Road, at the East terminus of Woodside Drive, 2/10 mile± South of Theodore Dawes Road)

Number of Lots / Acres: 2 Lots / 8.6± Acres

Engineer / Surveyor: Polysurveying Engineering – Land Surveying
County

Dear Applicant(s):

At its meeting on November 1, 2012, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that Lot 1 is limited to two curb-cuts to Nan Gray Davis Road, and Lot 2 is limited to one curb-cut to Nan Gray Davis Road, with the size, design, and location of all curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards.
- 2) illustration of the 25' minimum building setback line along the street frontage of Lot 1;
- 3) revision of the plat to illustrate the 25' minimum building setback line for Lot 2 as measured from the West line of the main lot area;
- 4) labeling of each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that that no further re-subdivision of Lot 2 is allowed until additional frontage on a public street is provided;

- 6) placement of a note on the Final Plat stating that no structures are to be erected within any easements on either lot;
- 7) provision of a buffer, in compliance with Section V.A.8. of the Subdivision Regulations, prior to the signing of the Final Plat, with verification of the buffer to be submitted at the time of signing;
- 8) placement of a note on the Final Plat stating the site must comply with the City of Mobile stormwater and flood control ordinances: *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits;"*
- 9) placement of a note on the Final 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,
- 10) 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."*

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: Polysurveying of Mobile, Inc.