



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

Mobile County Commission
205 Government Street
6th Floor, South Tower
Mobile, AL 36644-1600

Re: Case #SUB2012-00109
Gin Company Subdivision, Phase Two

South side of Dawes Road, 3/10± mile West of McFarland Road, extending to the West side of McFarland Road 1000'± South of Dawes Road; and South side of Dawes Road 1/2± mile West of McFarland Road, extending to the North side of Three Notch Road, 1/2± mile West of McFarland Road

Number of Lots / Acres: 3 Lots / 71.0± Acre

**Engineer / Surveyor: Mobile County Engineering
County**

Dear Applicant(s):

At its meeting on December 6, 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) dedication of 10' along Dawes Road, as illustrated on the plat, to provide 50' from the centerline of Dawes Road;
- 2) revision of the plat illustrating dedication sufficient to provide 50' from the centerline of Three Notch Road;
- 3) revision of the plat to verify that the proposed dedication along McFarland Road is sufficient to provide at least 60' from the centerline of McFarland Road, or revision of the plat to provide at least 60' from the centerline of McFarland Road;
- 4) revision of the plat to indicate the 25' minimum building setback line for Lot 1 as measured from the new right-of-way along McFarland Road;
- 5) illustration of the 25' minimum building setback line for Lot 2 as on the preliminary plat;
- 6) revision of the plat to illustrate the 25' minimum building setback line for Lot 3 as measured from any required dedication along Three Notch Road;

- 7) placement of a note on the Final Plat stating that the number, size, location and design of all curb cuts for each lot are to be approved by Mobile County Engineering and conform to AASHTO standards;
- 8) labeling of each lot with its size in acres and square feet on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 9) 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;
- 10) placement of a note on the Final Plat stating the site must comply with the City of Mobile storm water and flood control ordinances: *(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.);*
- 11) 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; and
- 12) compliance with the 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.

Gin Company Subdivision, Phase Two

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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: Mobile County Engineering