

SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 5, 2012

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

JERMAINE A. BURRELL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

JWC Rentals, Inc.
10363 County Road 24
Fairhope, AL 36532

Re: **Case #SUB2012-00093**
Town and Country Estates Subdivision, Re-subdivision of Lot 10, Block J
5651 Clyde Drive
(Southeast corner of Clyde Drive and Carolyn Way)
Number of Lots / Acres: 2 Lots / 0.1± Acres
Engineer / Surveyor: Byrd Surveying, Inc.
County

Dear Applicant(s):

At its meeting on November 1, 2012, 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 each lot is limited to one curb-cut to Carolyn Way, with the size, design, and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 2) illustration of the 25' minimum building setback line along all street frontages;
- 3) 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;
- 4) 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;
- 5) 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"*

November 5, 2012

Page 2

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;"

- 6) 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,
- 7) 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.

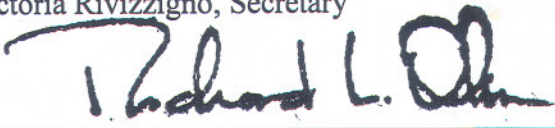
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.