



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 5, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

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CITY CLERK
LISA C. LAMBERT

Mudbrick Media
7070 Bruns Drive
Mobile, AL 36695
Attn: Dennis P. Wilkins

Re: Case #SUB2012-00084

**Mudbrick Studios Subdivision, Re-subdivision of Lot 1 and Chambliss
Properties Subdivision, Unit 2, Re-subdivision of Lot 3-A**

7070 Bruns Drive

(South side of Grelot Road, extending to the North side of Bruns Drive, 346'±
East of Cody Road)

Number of Lots / Acres: 2 Lots / 12.4± Acres

Engineer / Surveyor: Rester and Coleman Engineers, Inc.
Council District 6

Dear Applicant(s):

At its meeting on October 4, 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 Lot 1 is limited to two curb-cuts to Bruns Drive, with the size, design, and location to be approved by Traffic Engineering and to conform with AASHTO standards;
- 2) placement of a note on the Final Plat stating that curb-cuts for Lot 2 shall be coordinated with and approved by both Urban Development and Traffic Engineering as to the location, number, and design;
- 3) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information, as shown on the preliminary plat;
- 4) compliance with Engineering comments: *"1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Add a note that sidewalk is required to be constructed along the frontage of each lot, unless a sidewalk waiver is approved;"*
- 5) compliance with Urban Forestry comments: *"Property to be developed in compliance with state and local laws that pertain to tree preservation and*

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Subdivision, Unit 2 , Re-subdivision of Lot 3-A

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protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64);"

- 6) compliance with Traffic Engineering comments: *"Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;"*
- 7) compliance with Fire 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;"*
- 8) placement of a note on the plat stating that development of the site must comply with any local, state, or federal regulations relating to wetlands; and,
- 9) 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.

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.

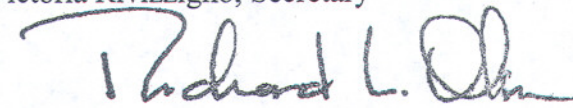
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Chambliss of Alabama, Ltd.
Rester and Coleman Engineers Inc.
