

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 18, 2006

Bryan Maisel Homes, LLC
Bryan Maisel
1101 Hillcrest Rd. Ste. 200
Mobile, AL 36695

Re: Case #SUB2006-00127 (Subdivision)

Louise Place Subdivision

South terminus of Louise Avenue (unopened right-of-way, to be partially vacated), including Gulver Street (unopened right-of-way, to be vacated), and McMurray Street (unopened right-of-way, to be vacated), extending from McNeil Avenue to Schaub Avenue.

19 Lots / 4.7± Acres

Dear Applicant(s) / Property Owner(s):

At its meeting on August 17, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with Engineering comments (*The applicant's engineer will be required to resubmit all drainage calculations to account for the proposed increased impervious area. The vacation process must be complete prior to issuance of the Land Disturbance permit. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.*)**
- 2) **construction and dedication of the new streets to City Engineering standards;**
- 3) **completion of the right-of-way vacation process;**
- 4) **revision of the legal description to reflect previous plat revisions, and any disparities in the transfer of vacated right-of-way from what is shown on the preliminary plat;**
- 5) **the placement of a note on the final plat stating that the site is limited to a single curb cut per lot;**

- 6) the depiction of the 15-foot building setbacks along Louise Avenue; and
- 7) the placement of a note on the final plat stating that common area maintenance will be property owners' responsibility.

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 year, or the Tentative Approval will expire.

It is also requested that a digital copy 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: Rester and Coleman Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 18, 2006

Bryan Maisel Homes, LLC
Bryan Maisel
1101 Hillcrest Rd. Ste. 200
Mobile, AL 36695

Re: Case #ZON2006-01279 (Planned Unit Development)

Louise Place Subdivision

South terminus of Louise Avenue (unopened right-of-way, to be partially vacated), including Gulver Street (unopened right-of-way, to be vacated), and McMurray Street (unopened right-of-way, to be vacated), extending from McNeil Avenue to Schaub Avenue.

Dear Applicant(s) / Property Owner(s):

At its meeting on August 17, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow reduced lot sizes and widths, reduced front yard and side yard setbacks, and increased site coverage in a single-family residential subdivision.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) **compliance with Engineering comments** (*The applicant's engineer will be required to resubmit all drainage calculations to account for the proposed increased impervious area. The vacation process must be complete prior to issuance of the Land Disturbance permit. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.*)
- 2) **construction and dedication of the new streets to City Engineering standards;**
- 3) **completion of the right-of-way vacation process;**
- 4) **limitation of the site to a single curb cut per lot; and**
- 5) **full compliance with all municipal codes and ordinances.**

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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