



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 9, 2016

Sheridan Contractors, Inc.
P. O. Box 6231
Mobile, AL 36660

Re: 119 & 121 Batre Lane
(Southwest corner of Batre Lane and Devendel Lane, extending to the Southeast corner of Avalon Street and Devendel Lane).
Council District 7
SUB2016-00022
Tucker Place Subdivision, Addition to
3 Lots / 1.6± Acre

Dear Applicant(s):

At its meeting on May 5, 2016, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) revision of the Final Plat to illustrate a compliant 60' right-of-way width along Batre Lane;
- 2) retention of the curb radii at the corner of Batre Lane and Devendel Lane;
- 3) placement of a note on the Final Plat stating that Lot 1 is limited to two curb cuts to Devendel Lane and one curb cut to Batre Lane, Lot 2 is limited to one curb cut to Devendel Lane, and Lot 6-A is limited to two curb cuts to Gaillard Street, with any changes in their sizes, locations, and designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) retention of lot sizes in both square feet and acres on the Final Plat;
- 5) retention of the building setback line for each lot on the Final Plat;
- 6) compliance with Engineering Comments: (The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A) Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Show and label each and every Right-Of-Way and easement on or adjacent to the proposed lots. C) Provide and label the monument set or found at

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- each subdivision corner. Add CR1 and CR2 to the legend. D) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E) Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. F) Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. G) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. H) Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. I) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 7) compliance with Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
 - 8) compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).);
 - 9) compliance with Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).);
 - 10) completion of a Planned Unit Development prior to signing of the Final Plat; and
 - 11) compliance with all municipal codes and ordinances.

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 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 marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____

Richard Olsen
Deputy Director of Planning

cc: Chris Bailey
Polysurveying & Engineering, Inc.