



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 6, 2017

Poarch Creek Housing Authority
ATTN: Wendy Davis
5811 Jack Springs Road
Atmore, AL 36502

Re: **6136 Howells Ferry Road**
(North side of Howells Ferry Road, 780'± East of Grider Road).
Council District 7
SUB-000275-2017
Grider Corner Subdivision, First Addition

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

At its meeting on November 2, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.1. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) Placement of a note on the Final Plat stating that there should be no future subdivision of the lot to create additional lots until additional street frontage is provided;
- 2) Retention of the right-of-way width along Howells Ferry Road;
- 3) Retention of the 25-foot minimum building setback line;
- 4) Revision of the lot size information to be indicated in both square feet and in acres;
- 5) Placement of a note on the Final Plat stating that the lot is limited to one curb-cut to Howells Ferry Road, with any changes to the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) Compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. REMOVE THE MOBILE COUNTY ENGINEERING DEPARTMENT NOTE. THIS PROPOSED SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE. C. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. D. Add legible street names to the*

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vicinity map. E. Increase the text size of the group of six (6) notes above the written legal description. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. 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. H. 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. I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 7) Compliance with Traffic Engineering comments (Lot 1 is limited to one curb cut to Howells Ferry Road, with 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).); and*
- 9) Compliance with Fire Department comments and placement of a note (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).*

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

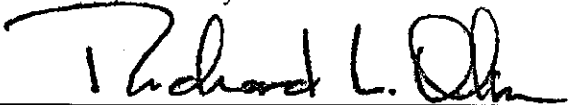
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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 & Zoning

cc: Tracey Lowe Reed
Whittle Land Surveying, Inc.