



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 08, 2014

Willie Sullivan
4775 Campanella Dr. N
Theodore, AL 36582

Re: 7172 Bowers Lane
(West side of Bowers Lane, 160'± South of Diamond Road).
Council District 4
SUB2014-00121
Bowers Lane Subdivision, Resubdivision of Lots 1-3, Sullivan's Addition to
7 Lots / 4.7± Acres

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

At its meeting on December 04, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission approved the request subject to the following conditions:

- 1) Placement of a note on the final plat stating there shall be no future resubdivision of the site until adequate frontage is provided on a paved and City maintained public street;
- 2) Placement of a note on the final plat stating that each lot is limited to one curb cut;
- 3) 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. 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. B. 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. C. Correct the Vicinity Map to show the correct orientation of Old Military Road (south end) and Bowers Lane. D. Provide and label the monument set or found at each subdivision corner. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note that sidewalk is required to be constructed,*

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and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 4) **Compliance with Traffic Engineering Comments:** *(Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 5) **Compliance with 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 61-929 and City Code Chapters 57 and 64));*
- 6) **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, including Appendix D, Section D107.1 One- or two-family dwelling residential developments: Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.);*
- 7) **Placement of a note on the final plat stating that approvals from local, state and federal agencies for flood zone and wetland issues may be required prior to development; and**
- 8) **Placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

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.

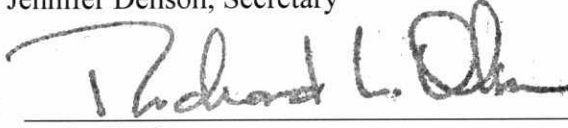
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Polysurveying Inc.
Carrie Sullivan