

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 6, 2012

Lee, Lorin & Todd, LLC
709 Providence Estates Drive East
Mobile, AL 36695

Re: Case #SUB2012-00025
The Pad Subdivision
354 St. Francis Street
(North side of St. Francis Street, 55'± East of North Franklin Street)
Number of Lots / Acres: 1 Lot / 0.2± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 2

Dear Applicant(s):

At its meeting on April 5, 2012, the Planning Commission waived Section V.D.9. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that setbacks shall be determined by the applicable zoning district;**
- 2) **revision of the plat to include the lot size in square feet;**
- 3) **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;”**
- 4) **compliance with Engineering comments: “1. Any proposed development will need to be in conformance with the Stormwater Management and Flood Control Ordinance. 2. A complete set of construction plans for the site work (including drainage, utilities, grading, stormwater systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 3. The existing driveway curb-cut to the west of the existing entrance needs to be removed, and any sidewalk panels repaired. 4. Any work to be performed in the ROW (driveway, curb-cuts, sidewalks, landscaping, irrigation, utilities, etc) will require a ROW permit from the Engineering Department;”**
- 5) **compliance with Traffic Engineering comments: “Access to St. Francis Street should be limited to one 2-way curb cut, or two 1-way curb cuts, with size,**

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- location and design to be approved by Traffic Engineering and conform to AASHTO standards” subject to amending the previously approved variance if necessary;*
- 6) **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 61-929 and City Code Chapters 57 and 64);”**
 - 7) **placement of a note on the plat stating that development of the site will comply with any applicable federal, state, and local regulations regarding flood-related issues;**
 - 8) **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; and,**
 - 9) **full compliance with all other 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 (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: Byrd Surveying, Inc.