



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2015

Kelley P. Douglas  
3568 Higgins Road  
Mobile, AL 36619

**Re: (South side of Higgins Road, 385'± West of Belle Isle Lane).**  
**Council District 4**  
**SUB2015-00113**  
**Douglas Place Estates**  
1 Lot / 0.6± Acre

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

At its meeting on October 15, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) **Dedication to provide 30' from the centerline of Higgins Road;**
- 2) **Retention of the 25' minimum building setback along Higgins Road;**
- 3) **Placement of a note on the Final Plat to state that the lot is limited to one curb cut to Higgins Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **Revision of the Final Plat to depict the lot size in square feet and in acres;**
- 5) **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. Correct the Subdivision Name to include "Resubdivision of LOT 4 & 5 Audubon Cove, PH 1". C. Provide a graphic scale. 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*)**

**Douglas Place Estates Subdivision**  
**October 19, 2015**

*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. It is recommended that the applicant provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*

- 6) **Compliance with Traffic Engineering comments (Lot is limited to one curb cut to Higgins Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
- 7) **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).); and**
- 8) **Placement of a note and 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).).**

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](mailto: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: Haidt Land Surveying, Inc.