



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 23, 2015

Delta Theta Omega Chapter, Foundation of Alpha Kappa  
2412 Creek Circle Drive  
Mobile, AL 36617

**Re: 4363 Downtowner Loop North**  
(South side of Downtowner Loop North, 180'± East of Downtowner Loop East).  
Council District 5  
**SUB2015-00060**  
**Downtown West Subdivision, Unit 2, A Resubdivision of Lots 7 & 8**  
1 Lot / 1.1± Acre

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

At its meeting on June 18, 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) **placement of a note on the Final Plat stating that the Lot is limited to its existing curb cuts, with any changes in size, location, or design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **revision of the plat to label each lot with its size in both square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 3) **revision of the plat to illustrate the 25' minimum building setback line along Downtowner Loop North;**
- 4) **compliance with Engineering comments: (A. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). Application and/or questions can be sent to [rightofway.permits@cityofmobile.org](mailto:rightofway.permits@cityofmobile.org). B. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the**

*property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. C. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. D. The proposed development must comply with all Engineering Department design requirements and Policy Letters. E. 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. Add The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. Add to perform any work in the ROW, a right of way permit is required. F. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. The drawing must be on a larger size sheet than the 11"x17" plan submitted for this review.)*

- 5) **compliance with Traffic Engineering comments:** *(Site is limited to no more than two curb cuts to Downtowner Loop N with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.)*
- 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) **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)); and*
- 8) **completion of the subdivision process prior to any requests for new construction.**

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).

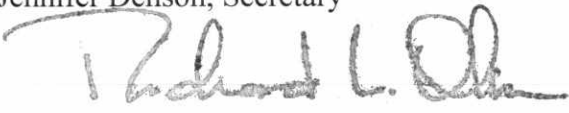
If you have any questions regarding this action, please call this office at 251-208-5895.

**Downtown West Subdivision, Unit 2, A Resubdivision of Lots 7 & 8**  
**June 23, 2015**

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: Gregory C. Spies