



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

June 11, 2013

### OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

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CITY CLERK  
LISA C. LAMBERT

Financial Plaza, LLC  
P.O. Box 16167  
Mobile, AL 36616

**Re: Case #SUB2013-00029**

**Financial Plaza Subdivision**

41 West I-65 Service Road North

(Southwest corner of West I-65 Service Road North and College Lane South).

1 Lot / 4.2± Acres

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

At its meeting on June 6, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to indicate at least a 150' width from the centerline of I-65 currently exists, or dedication sufficient to provide 150' from the centerline of I-65;
- 2) subject to the Engineering comments: *(Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). Dedicate a radius (minimum 25' radius) at the corner of College Lane South and the West I-65 Service Rd N. Final location to be approved by the City Engineer and Traffic Engineer.);*
- 3) subject to Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering (including required curb radii and existing curb cuts) and conform to AASHTO standards.);*
- 4) subject to the 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*

- 5) **subject to 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.*)**

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.

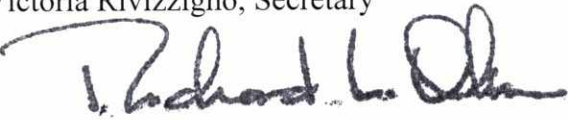
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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: Rowe Surveying