



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 7, 2017

Brad L. Ellison  
4180 Alden Drive  
Mobile, AL 36693

**Re: 4180 & 4184 Alden Drive**  
**(North side of Alden Drive, 80'± East of McMurray Lane).**  
**Council District 4**  
**SUB2017-00026**  
**Lloyd Station Subdivision, Industrial Development Venture, First Addition,**  
**Resubdivision of Lots 4 & 5**

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

At its meeting on April 6, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of the 25' minimum building setback line along Alden Street;**
- 2) Retention of 50' right-of-way width for Alden Street;**
- 3) Retention of the 20' roadway and sanitary sewer/ water line easement on Lot 2;**
- 4) Placement of a note stating no structures will be placed in any easement;**
- 5) Retention of lot size information in both square feet and acres;**
- 6) Placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut and Lot 2 is limited to two curb cuts, with any changes in the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.**
- 7) Compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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***

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- Professional Engineers and Land Surveyors. B. Provide and label the monument set or found at each subdivision corner. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. 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. F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 8) Compliance with Traffic Engineering comments and placement of a note on the Final Plat: (Each lot is limited to its existing driveway(s), with any changes to number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);**
- 9) 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 2015-116 and City Code Chapters 57 and 64).); and**
- 10) Compliance with Fire Department comments and placement of a note (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).

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

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning & Zoning

cc: Polysurveying & Engineering