



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2014

Mobile Towers LLS
President Hillard Pace Burt, Jr.
539 N. Westover Rd
Albany, GA 31707

Re: 951 Government Street
(West side of Marine Street, extending from Government Street to Church Street).
Council District 2
SUB2014-00100
Mobile Towers Subdivision
1 Lot / 1.4± Acre

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

At its meeting on September 18, 2014, 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 of the corner radii at Government Street and Marine Street as well as Marine Street and Church Street per Section V.D.6. of the Subdivision Regulations should be required;**
- 2) **placement of a note on the plat stating that the site is limited to one in and one out curb-cut onto Government Street, and one two-way curb-cut to Marine Street, with the size, design and location to be approved by Urban Forestry, Traffic Engineering and ALDOT, and to comply with AASHTO standards;**
- 3) **placement of a note on the plat stating that the site is denied access to Church Street;**
- 4) **removal of unused curb-cuts along Marine Street and replacement with curb and gutter, sodding, and sidewalk as necessary, with the appropriate right-of-way permits;**
- 5) **depiction of the 25-minimum building setback along all street frontages;**
- 6) **compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature*)**

by the City Engineer: 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. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. 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. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. Show and label the MFFE (Minimum Finished Floor Elevation) on LOT 1 as 13.0'. Add a signature block for the Traffic Engineer. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. Provide a copy of the Final Plat (signatures not required) along with the original when submitting for City Engineer signature.);

- 7) compliance with Traffic Engineering comments (Driveways to be limited to existing curb-cuts on Government Street, and one curb-cut on Marine Street, with design, size and location to be approved be Traffic Engineering (and ALDOT on Government Street if changes are proposed) and conform to AASHTO standards.);*
- 8) 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).);*
- 9) 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.); and*
- 10) completion of the Subdivision process prior to any application for permits.*

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.

Mobile Towers Subdivision
September 22, 2014

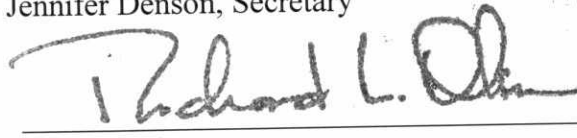
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", is written over a horizontal line.

Richard Olsen
Deputy Director of Planning

cc: Joseph T Regan, Jr.