



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 25, 2017

Joseph T. Nguyen  
3376 Raleigh Way  
Mobile, AL 36695

**Re: 2150 Nguyen Le Drive**  
**(North terminus of Nguyen Le Drive).**  
**Council District 6**  
**SUB2017-00027**  
**Nguyen Place Subdivision**

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

At its meeting on April 20, 2017, the Planning Commission considered the above referenced subdivision application.

**After discussion and with a waiver of Section V.D.2. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:**

- 1) placement of a note on the Final Plat stating the lots are limited to one shared curb cut to Nguyen Le Drive, with any changes in its size, design, or location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) placement of a note on the Final Plat stating Lot 1 is denied access to Knollwood Drive;**
- 3) retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;**
- 4) revision of the plat to illustrate the 25' minimum building setback line along all street frontages;**
- 5) revision of the plat to illustrate the 7.5' drainage and utility easement along the South property line of each lot, and the West property line of Lot 2;**
- 6) placement of a note on the Final Plat stating no structures will be constructed in any easement;**
- 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**

- Professional Engineers and Land Surveyors. B) Add street names to the vicinity map, especially the ones shown on the plat. C) Review and revise the written legal description to match the reference to the page number shown in the description of the Point of Beginning. D) Show and label each and every Right-Of-Way and easement. E) Provide and label the monument set or found at each subdivision corner. F) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G) Provide the Surveyor's Certificate and Signature. H) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I) 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. J) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #79) LOTS 1 and 2 will have to share the historical credit of existing (1984) historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. K) 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. L) 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. M) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. N) 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:** *(Each lot is limited to one curb cut, or one shared curb-cut with appropriated easement, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 1 is denied access to Knollwood Drive.);*
  - 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).);*
  - 10) 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,*
  - 11) 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.

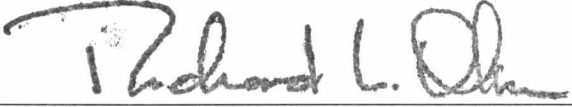
**Nguyen Place Subdivision**  
**April 25, 2017**

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**

Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning & Zoning

cc: Byrd Surveying, Inc.