



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 8, 2015

MD Price Builders
c/o Chris Price
1621 University Blvd
Mobile, AL 36609

Re: 3456 Stein Avenue
(Northeast corner of Stein Avenue and Dogwood Lane).
Council District 7
SUB2015-00047
Parker Estates Subdivision
2 Lots / 0.6± Acre

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

At its meeting on June 4, 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) dedication to provide 25' from the centerline of Stein Avenue;
- 2) dedication to provide 25' from the centerline of Dogwood Lane;
- 3) dedication of the corner radii at Stein Avenue and Dogwood Lane per Section V.D.6. of the Subdivision Regulations;
- 4) revision of the 25' minimum building setback line to reflect dedication;
- 5) change the "Stein Street" to "Stein Avenue" on the Final plat and vicinity map;
- 6) placement of a note on the Final Plat stating that the site is limited to the existing curb cuts with any changes to the size, design or location of the curb-cuts to be coordinated with Traffic Engineering;
- 7) retention of the lot sizes in square feet and acres, or placement of a table on the plat with the same information, revised to reflect dedication;
- 8) compliance with Engineering comments, as applicable (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide distances showing the amount of ROW being dedicated along the north end of Dogwood Ln. and*

- the east end of Stein St. B. 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. C. 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. D. Remove the note that references the Mobile County Engineering Dept. It is located above the MOBILE CITY PLANNING signature line. 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. Provide and label the monument set or found at each subdivision corner. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. I. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 9) *compliance with Traffic Engineering comments, as applicable (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
 - 10) *compliance with Urban Forestry comments, as applicable (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).);*
 - 11) *compliance with Fire comments, as applicable (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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.); and*
 - 12) *completion of the subdivision process prior to any request for permits 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.

Parker Estates Subdivision

June 8, 2015

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.

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: _____

Richard Olsen

Deputy Director of Planning

Cc: Dean Parker

Polysurveying & Engineering