



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 8, 2016

Goble & Inez Basford  
5454 Moffett Road  
Mobile, AL 36618

**Re: 5633 Howells Ferry Road**  
(Southeast corner of Howells Ferry Road and Dover Street).  
Council District 7  
**SUB2016-00018 (Subdivision)**  
**Basford Subdivision**  
**2 Lots / 0.9± Acre**

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

At its meeting on April 7, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) **Dedication sufficient to provide 30' from the centerline of Howells Ferry Road;**
- 2) **Retention of the dimensioned curb radius at the intersection of Howells Ferry Road and Dover Street;**
- 3) **Revision of the side yard setbacks for Lot 2 so that the sum of both side yards equal 20', if the applicant chooses to depict Zoning Ordinance compliant side yards;**
- 4) **Retention of the 25' minimum building setback line along Howells Ferry Road and Dover Street, adjusted for dedication;**
- 5) **Retention of the lot size information on the Final Plat, adjusted for dedication;**
- 6) **Placement of a note on the Final Plat stating that the proposed Lot 1 is limited to one curb cut to Dover Street and that the proposed Lot 2 is limited to the existing curb-cut to Howells Ferry Road, with the size, design and location of any new or existing curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.;**
- 7) **Compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Correct the spelling of Moffat Rd. to Moffett Rd. in the vicinity map. C. Indicate that***

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- the corner is dedicated to the City of Mobile. Provide a legible legend. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. 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. 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. It is recommended that the applicant provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 8) **Compliance with Traffic Engineering comments** (*Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
  - 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 61-929 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).

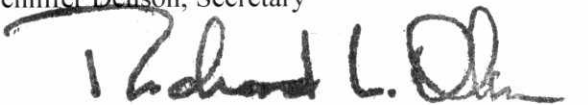
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Richard Olsen  
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.