



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 12, 2016

Victor L. & Tara W. Lockett
6609 Crystal Court N.
Mobile, AL 36695

Re: 6609 Crystal Court North
(South side of Crystal Court North, 80'± West of Crystal Drive).
Council District 6
SUB2016-00058
Crystal Place Subdivision, Replat of Lots 12 & 13, Resub of Lot 2
1 Lot / 0.6± Acre

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

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

After discussion, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) Retention of the 50' right-of-way along Crystal Court North;
- 2) Retention of the 25' minimum building setback line along Crystal Court North;
- 3) Retention of both the drainage and utility easements to the North and South of the subject site;
- 4) Placement of a note stating that no structures are allowed in any easement;
- 5) Revision of the lot size information to be depicted in both square feet and in acres;
- 6) Placement of a note on the Final Plat stating that the proposed Lot 1 is limited to two curb cuts to Crystal Court North, with the size, design and location of the 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. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. C. Provide and label the monument set or found at each subdivision corner. D. Provide the*

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Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. G. 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. H. Remove the County Engineering Department statement from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. I. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. J. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.);

- 8) Compliance with Traffic Engineering comments (Driveway number, 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 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.


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: Polysurveying and Engineering, Inc.