



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 17, 2014

Tracy Lowe
5297 Lott Road
Eight Mile, AL 36613

Re: 6150 Howells Ferry Road
 (Northeast corner of Howells Ferry Road and Grider Road).
 Council District 7
 SUB2014-00120
 Grider Corner Subdivision
 2 Lots / 0.7± Acre

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

At its meeting on November 6, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.B.14. for right-of-way dedication along Grider Road and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Relocation of the existing residence to one of the proposed lots, with appropriate permits, or removal/demolition of same, prior to the signing of the final plat;**
- 2) **Placement of a note on the plat stating that each lot is limited to one curb-cut, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **Labeling and depiction of the future development area on the final plat;**
- 4) **Each lot to be a minimum of 15,000 square feet;**
- 5) **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.*);**
- 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: 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 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. C. 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. D. Show and label all flood zones. 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 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. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 7) **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).);*
- 8) **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).;*
- 9) **Placement of a note on the plat** stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and
- 10) **Placement of a note on the plat** stating that approval of all applicable Federal, state and local agencies is required for wetland and flood zone issues, if any, prior to the issuance of any permits or land disturbance activities.

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.


Grider Corner Subdivision
November 17, 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:  _____

Richard Olsen

Deputy Director of Planning

cc: Polysurveying Inc.