



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 2, 2016

Dana Haymaker  
1814 Hunter Avenue  
Mobile, AL 36606

**Re: 1814 Hunter Avenue and 163 Kenan Street**  
(Northeast corner of Hunter Avenue and Kenan Street).  
Council District 2  
**SUB2016-00085**  
**Haymaker-Varnes Subdivision**  
2 Lots / 0.4± Acre

Dear Applicant(s):

At its meeting on September 1, 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 25' from the centerline of Kenan Street;
- 2) Retention of the 25' minimum building setback line along Kenan Street and Hunter Avenue;
- 3) Retention of lot size information in both square feet and acres,
- 4) Revision of spelling of "*Kenana Street*" to read "*Kenan Street*;
- 5) Placement of a note on the Final Plat stating that the proposed Lots 1 and 2 are limited to the existing curb cuts to Hunter Avenue, with any changes to the size, design and location of the new curb-cut to be approved by Traffic Engineering and conform to AASHTO standards.
- 6) Compliance with Engineering comments: (***FINAL PLAT 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 legible street names to the vicinity map. C. Correct the spelling of the street name on the Plat. It should be "***KENAN***" instead of "***KENANA***". D. Clarify the written legal description and the drawing. AKA stands for "***Also Known***

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*As" while FKA stands for "Formerly Known As". E. Add "IS" to the legend (SW corner of LOT 2). F. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the SW corner of LOT 1. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. 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. I. 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. J. 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. K. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. L. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);*

- 7) *Compliance with Traffic Engineering comments (Each lot is limited to one curb cut to Hunter Avenue, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) *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*
- 9) *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**

Jennifer Denson, Secretary

By: \_\_\_\_\_

Bert Hoffman  
Principal Planner

cc: Polysurveying & Engineering