



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 7, 2016

Robert K. & Mary K. Loper
3830 Patricia Drive
Mobile, AL 36619

Re: Northeast corner of Eslava Street and South Cedar Street.
Council District 2
SUB2016-00049
Unnecessary Subdivision
1 Lot / 0.2± Acre

Dear Applicant(s):

At its meeting on June 2, 2016, the Planning Commission considered the above referenced subdivision.

After discussion and with a waiver of Sections V.B.14., V.D.2. and V.D.9. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) revision of the Final Plat to illustrate dedication of the corner radii at Eslava Street and South Cedar Street to provide a minimum 20' radius if determined necessary by the City Engineer;
- 2) a note on the Final Plat stating the lot is limited to one curb cut to South Cedar Street, with any changes in its size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 4) retention of the minimum building setback lines along Eslava Street and South Cedar Street on the Final Plat;
- 5) 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) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. C) Provide and label the monument set or found at each*

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subdivision corner. D) Add a signature block for the 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) Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. I) 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.);

- 6) compliance with Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
- 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 2015-116 and City Code Chapters 57 and 64).);**
- 8) compliance with Fire Department comments: (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).);**
- 9) completion of the subdivision process prior to any requests for new construction; and**
- 10) compliance with all applicable codes and ordinances.**

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.

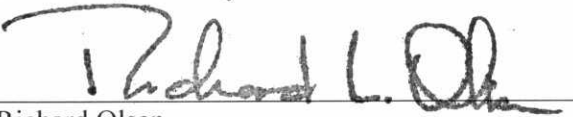
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Thomas J. & Dorothea Hans Loehr
Erdman Surveying, Inc.