



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

August 14, 2013

Smith, Kolb & Associates, LLC
P.O. Box 7082
Spanish Fort, AL 36577

Re: **Case #SUB2013-00066**
Campbell Family Subdivision
South side of Warsaw Avenue, 365'± West of Jessie Street.
1 Lot / 0.4± Acre

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

At its meeting on August 8, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) Retention of the 25-foot minimum setback line and lot size on the Final Plat;
- 2) Retaining of the note on the Final Plat stating that the lot is limited to one curb-cut on Warsaw Avenue, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) Compliance with Engineering Comments: *(The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signatures, required notes, including the seal and signature of an Alabama Professional Land Surveyor. 2. Provide a signature from the Planning Commission, Owner(s) (notarized), and the Traffic Engineering Department. 3. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4. Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 5. Show the existing, interior lot line, and label existing lots 519 and 520. 6. Show and label all of the property corners. 7. Revise the Vicinity Map so that the*

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- street names are readable. 8. Add a note to the Plat stating that any work performed within this development must comply with all Engineering Department Policy Letters.);*
- 4) **Compliance with Traffic Engineering Comments:** *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards);*
 - 5) **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));*
 - 6) **Revision of notes on the Final Plat regarding Fire Department compliance;**
 - 7) **Retention of notes on the Final Plat regarding endangered and threatened species; and**
 - 8) **Full compliance with all other municipal 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.

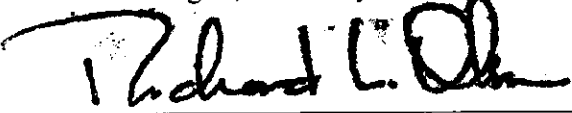
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen

Deputy Director of Planning

cc: Michael & Charlene Campbell