



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 24, 2015

TSS LLC
P.O. Box 2862
Mobile, AL 36602

Re: North side of Laughlin Drive South, 385'± West of Laughlin Drive.
Council District 4
SUB2015-00091
Laughlin Industrial Park Subdivision, Resubdivision of Lots 16 and 17
3 Lots / 6.3± Acres

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

At its meeting on August 20, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the lot sizes in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 25' minimum building setback line on the Final Plat;
- 3) placement of a note on the Final Plat stating that Lots A and B are limited to two (2) curb cuts each and Lot C is limited to one (1) curb cut to Laughlin Drive South, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating that no structures will be erected in any easement;
- 5) completion of the subdivision process prior to the issuance of any permits;
- 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. C) 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. D) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E) Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. F) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 7) compliance with Traffic Engineering comments: (Lots A and B are limited to two curb cuts each, and Lot C is limited to one curb cut, 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 61-929 and City Code Chapters 57 and 64).); and*
 - 9) 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)).*

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.

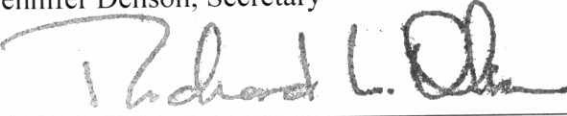
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:


Richard Olsen
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.