



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 8, 2015

Geneva Thomas
2158 Robinson Drive
Mobile, AL 36605

Re: 2158 Robinson Road
(North side of Robinson Drive, 200'± West of Keith Street).
Council District 3
SUB2015-00142
Robinson Place Subdivision, Resubdivision of Lot 20
1 Lot /0.4± Acre

Dear Applicant(s):

At its meeting on December 3, 2015, the Planning Commission considered the above referenced subdivision.

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

- 1) Dedication sufficient to provide 30' from the centerline of Robinson Drive;
- 2) Retention of the 25' minimum building setback line along Robinson Drive, adjusted for right-of-way dedication;
- 3) Placement of a note on the Final Plat stating that the lot is limited to one curb cut to Robinson Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) Retention of the lot size in square feet and in acres on the Final Plat, adjusted for right-of-way dedication;
- 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. Revise the drawing and/or legal description to show and label Lot 20, Robinson Place and the correct POB. C. Provide and label the monument set or found at each subdivision corner. D. Provide the Surveyor's Certificate and Signature. E. Provide the Surveyor's, Owner's (notarized), Planning Commission,*

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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. 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. I. Remove the Mobile County Engineering Dept. note from the plat. J. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. K. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) Compliance with Traffic Engineering comments (Lot is limited to one curb cut to Robinson Drive, with 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 61-929 and City Code Chapters 57 and 64).); and**
- 8) Placement of a note and 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

Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Polysurveying and Engineering