



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 23, 2017

Stewart Surveying, Inc.
10930-B Dauphin Island Pkwy.
Theodore, AL 36582

Re: 9885 Naman Loop
(Southeast corner of Naman Loop and Juanita Street).
County
SUB-000068-2017
A. Moore Estates Subdivision

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

At its meeting on May 18, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) **revision of the plat to illustrate dedication sufficient to provide 30' from the centerline of Juanita Street;**
- 2) **revision of the plat to illustrate dedication sufficient to provide 30' from the centerline of Naman Loop;**
- 3) **dedication of the corner radius at Juanita Street and Naman Loop, per Section V.D.6. of the Subdivision Regulations;**
- 4) **revision of the plat to correctly identify Naman Loop;**
- 5) **placement of a note on the Final Plat stating Lot 1 is limited to two curb cuts to Juanita Street, and Lot 2 is limited to one curb to each street on which it has frontage, with any changes in their sizes, locations or designs to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 6) **retention of the 25' minimum building setback line along all street frontages, adjusted for dedication;**
- 7) **retention of the lot sizes for each lot in square feet and acres on the Final Plat, or provision of a table providing the same information, adjusted for dedication;**

A. Moore Estates Subdivision
May 23, 2017

- 8) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 9) placement of a note on the Final Plat stating that there shall be no future subdivision of the site until Naman Loop and Juanita Street are improved in width and paved in asphalt to Mobile County Engineering standards;
- 10) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *“Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.”*; and
- 11) compliance with Fire Department comments: *“Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC.)”*

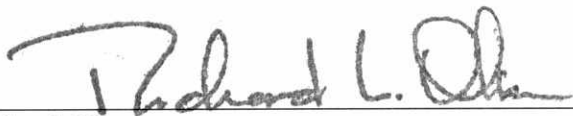
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (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 & Zoning

cc: Anthony D. Moore