



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 8, 2015

Rata Investments, LLC
921 Dauphin Street
Mobile, AL 36604

Re: 312 Chatham Street
(Northwest corner of Chatham Street and Savannah Street).
Council District 2
SUB2015-00135
Galts Gulch Subdivision
2 Lots / 0.3± 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 Sections 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 plat to provide dedication of the corner radii at Chatham and Savannah Street per Section V.D.6. of the Subdivision Regulations, if determined necessary by the City Engineer;
- 2) retention of the lot sizes in square feet and acres;
- 3) placement of a note on the Final Plat stating that each lot is limited to 1 curb-cut with the size, design, and exact location to be approved by Traffic Engineering, and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating Lot 1 is denied access to Savannah Street;
- 5) placement of a note on the Final Plat stating setbacks will comply with the Zoning Ordinance (Historic District Overlay);
- 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. Provide the site location in the vicinity map. C. Review and revise the written legal description or provide a copy of the latest recorded deed as it does not seem to match the Probate records. D. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the Southeast corner of LOT 1. 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. 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. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.”;*
- 7) *compliance with Traffic Engineering comments: “Each lot 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 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). 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.

Galts Gulch Subdivision
December 8, 2015

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: Joseph T. Regan, Jr., P.L.S.