



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 16, 2015

Pratt Thomas
3280 Dauphin Street, Suite C104
Mobile, AL 36606

Re: 1465 Government Street
(Southeast corner of Government Street and Dexter Avenue).
Council District 2
SUB2015-00126
Government and Dexter Subdivision, Lot 1
1 Lot / 0.4± Acre

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

At its meeting on November 5, 2015, 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) **Labelling of existing right-of-way width and dedication, if necessary, sufficient to provide 50' from the centerline of Government Street;**
- 2) **Labelling of existing right-of-way width and dedication, if necessary, sufficient to provide 25' from the centerline of Dexter Avenue;**
- 3) **Revision of the plat to illustrate the 25' minimum building setback line along both Government Street and Dexter Avenue;**
- 4) **Revision of the plat to provide a dimensioned curb radius in compliance with Section V.D.6. of the Subdivision Regulations.**
- 5) **Placement of a note on the Final Plat stating that the lot is limited to one curb cut to Dexter Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **Revision of the Final Plat to depict the lot size in square feet and in acres;**
- 7) **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 a location map. C. Show the existing ROW width for each and every public ROW. D. Show and label each and every Right-Of-Way and easement. E. Provide and label the monument set or found at each subdivision corner. Provide details as necessary. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. 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. J. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #75) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. K. 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. L. 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. M. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 8) Compliance with Traffic Engineering comments (Site is limited to one curb cut to Dexter Avenue, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 9) 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). Preservation status is to be given to the 48" Live Oak Tree located on the East side of the proposed lot. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.); and*
- 10) 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).).*

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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: Estate of Richard E. Thoni
Byrd Surveying, Inc.