



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 22, 2016

Lakeheron, LLC
P. O. Box 8389
Mobile, AL 36689

Re: 3740 Joy Springs Drive
(North side of Joy Springs Drive, 210'± West of Lakeside Drive).
Council District 4
SUB2016-00014
Lakeside Commercial Park Subdivision, Joy Springs Addition, Resubdivision of Lot B
2 Lots / 2.1± Acres

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

At its meeting on March 17, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.1., the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that each lot is limited to its existing curb cuts to Joy Springs Drive, with their sizes, locations and designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) revision of the Final Plat to illustrate a 25' minimum building setback line for proposed Lot 2 where the lot is at least 60' wide;
- 3) retention of the 25' minimum building setback line for proposed Lot 1;
- 4) retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 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) Check and revise the label for existing LOT B. Arrow label shows the existing lot outside of the proposed subdivision. C) Check and revise the label for the existing drainage easement along the east property line. D) Provide and label the required witness monument(s) set for the NW corner of LOT 2. E) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F)*

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- 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.);*
- 6) **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. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
 - 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 2015-116 and City Code Chapters 57 and 64).);*
 - 8) **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).); and*
 - 9) **completion of the subdivision process prior to any requests for new construction.**

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.

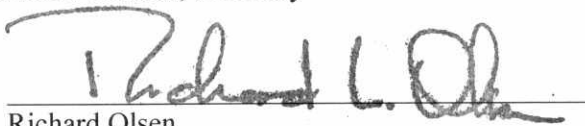
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, 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.