



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 26, 2016

University of South Alabama
307 University Blvd N., Adm. B
Mobile, AL 36688

Re: 220 Lambert Avenue
(Southeast corner of St Stephens Road and Lambert Street, extending to the Southwest corner of St Stephens Road and North Catherine Street).
Council District 2
SUB2016-00027
MAWSS Subdivision, USA Addition to
2 Lots / 4.2± Acres

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

At its meeting on April 21, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) revision of the plat to indicate the common internal property line between the two lots in bold to match the exterior property lines;
- 2) labeling of each lot with its size in square feet and acres after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 3) revision of the plat to indicate the 25' minimum building setback line along St. Stephens Road as measured from the future right-of-way width of 100';
- 4) dedication to provide a 25' corner radius at the intersection of St. Stephens Road and Lambert Avenue;
- 5) retention of the 25' minimum building setback line along Catherine Street and Lambert Avenue;
- 6) adjustment of the 25' minimum building setback line along St. Stephens Road so as to be measured from the future right-of-way line;
- 7) subject to the 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.*

**MAWSS Subdivision, USA Addition to
April 26, 2016**

- Review and revise the written legal description or written bearing length along the north property line of Parcel 2. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide and label the monument set or found at each subdivision corner. 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 new development or construction, 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.];*
- 8) subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.) ;*
 - 9) subject to the 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*
 - 10) subject to the 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.

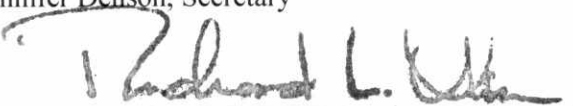
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Polysurveying & Engineering, Inc.