



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 8, 2015

Bret & Shannon Webb
30586 MiddleCreek Cir
Spanish Fort, AL 36527

Re: 3721 The Cedars
(Southeast corner of The Cedars and Tuthill Lane).
Council District 7
SUB2015-00098
The Cedars Avenue Subdivision, Resubdivision of Lot 1
1 Lot / 0.2± Acre

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

At its meeting on September 3, 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) **Provision of 7 copies of the recorded plat for The Cedars Subdivision prior to the signing of the Final Plat;**
- 2) **Retention of the 25' centerline of both Tuthill Lane and The Cedars, as shown on the preliminary plat;**
- 3) **Retention of the corner radius at the intersection of Tuthill Lane and The Cedars in compliance with Section V.D.6. of the Subdivision Regulations, as shown on the preliminary plat;**
- 4) **Retention of the 25' minimum building setback along The Cedars;**
- 5) **Retention of the 20' minimum building setback along Tuthill Lane;**
- 6) **Retention of the note on the Final Plat, stating that the lot is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 7) **Retention of the lot size in square feet and acres on the Final Plat, if approved;**

**The Cedars Avenue Subdivision, Resubdivision of Lot 1
September 8, 2015**

- 8) **Compliance with Engineering Comments** (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: 1. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 2. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.*);
- 9) **Compliance with Traffic Engineering Comments** (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 10) **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
- 11) **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). 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

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: McCrory & Williams, Inc.