



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 10, 2015

Adline Clarke
856 Canal Street
Mobile, AL 36602

Re: 856 Canal Street
(North side of Canal Street, 60'± East of South Broad Street).
Council District 2
SUB2015-00009
Addy's Alley Subdivision
1 Lot / 0.2± Acre

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

At its meeting on March 5, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Sections V.D.2. and V.D.9 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Illustration of all setbacks on the Final Plat, in compliance with Section 64-3.I. of the Zoning Ordinance;**
- 2) **Depiction of the minimum right-of-way width of Canal Street/Canal Street Service Road, adjacent to the site, on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating that the lot is limited to the existing number of curb-cuts, with any changes to the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards and comply with Section 64-3.I. of the Zoning Ordinance;**
- 4) **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. 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. B. 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. C. Revise the*

- plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. D. Correct the written legal description for the proposed subdivision – revise "Broad St." to "Canal St." in two (2) different places, correct the distance label for the east property line, and label the POC and POB for the survey. E. Add a signature block for the Traffic Engineer. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 5) **Compliance with Traffic Engineering Comments:** *(The lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
 - 6) **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*
 - 7) **Compliance with Fire Department Comments:** *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

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.

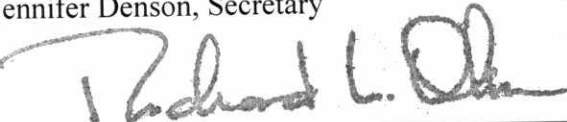
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Speaks & Associates Consulting Engineers, Inc.