



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

December 7, 2012

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

David & Ashley Anders
2473 Rothfield Place
Mobile, AL 36605

Re: Case #SUB2012-00103
Anders Place Subdivision
2469 & 2473 Rothfield Place
(South side of Rothfield Place, 275'± East of its West terminus)
Number of Lots / Acres: 1 Lot / 0.9± Acre
Engineer / Surveyor: Erdman Surveying, LLC
Council District 4

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission waived Section V.B.14. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **correction of the lot size in square feet and acres;**
- 2) **correction of the spelling of the street name (Rothfield Place) on the Final Plat;**
- 3) **provision of documentation that the easement has been vacated prior to signing Final Plat;**
- 4) **compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer:* 1. submit a copy of the recording information for the vacated easement. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). correct street name shown on plat**

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- 5) 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.);
- 6) placement of a note on the Final Plat limiting the Lot to two curb-cuts to Rothfield Place, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) obtaining of a Right-of-Way permit, after the fact, for the Eastern-most curb-cut
- 8) obtaining of all required building permits and approvals, after the fact, for the accessory structure built on the Eastern portion of the site; and ;
- 9) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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.

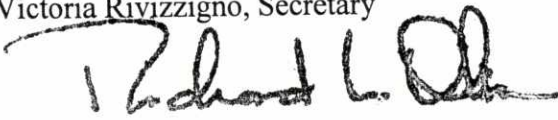
It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 

Richard Olsen
Deputy Director of Planning

cc: Erdman Surveying LLC