

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 25, 2013

Alano Club, Inc.
908 McRae Avenue
Mobile, AL 36606

Re: Case #SUB2013-00123
Alano Subdivision
908 McRae Avenue
(North side of McRae Avenue, 164'± South of Pleasant Valley Road).
1 Lot / 1.0± Acre

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

At its meeting on November 21, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **revision of the plat to reflect a minimum building setback of 75 feet from the centerline of McRae Avenue;**
- 2) **placement of a note on the Final Plat stating the site is limited to two existing curb-cuts to McRae Avenue, with changes to the size, location, and design to be approved by Traffic Engineering, and conform to AASHTO standards;**
- 3) **the labeling of the lot in acres and square feet;**
- 4) **compliance with Engineering comments: "1. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, bearings and distances). 2. Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting 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). 3. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. 4. Add a signature block for the Planning Commission, Traffic Engineer, City Engineer and County Engineer. 5. Provide and label the monument set or found at each subdivision corner. 6. Provide the Surveyor's Certificate and the Owner's and Notary Public Certificates. 7. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 8. Add a note to the Plat stating that the**

approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity."

- 5) *compliance with Traffic Engineering comments: "Driveway number, 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). Preservation status is to be given to the 45" Live Oak Tree located on the North West side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. "; and*
- 7) *compliance with Fire 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";.*

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 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: Frank A. Dagley & Associates,