



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 7, 2016

Scott B. Green.  
124 South Street  
Mobile, AL 36606

**Re: 124 & 128 South Street**  
**(Northwest corner of South Street and Emogene Street)**  
**Council District 1**  
**SUB2016-00116**  
**Carlin Heights Subdivision, Resubdivision of Lots 13, 14 & 15**

Dear Applicant(s):

At its meeting on November 3, 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) Relocation of the proposed interior lot line to be a minimum of 8 feet from any existing structures, or approval of the Board of Zoning Adjustment of the proposed reduced setback, prior to the signing and recording of the Final Plat;
- 2) Completion of the Subdivision process prior to any issuance of permits for land disturbance or new construction;
- 3) Retention of the right-of-way widths along Emogene Street and South Street;
- 4) Retention of the corner radii dedication;
- 5) Retention of the 25' minimum building setback line along Emogene Street and South Street;
- 6) Illustration of lot size information in both square feet and acres;
- 7) Placement of a note on the Final Plat stating that the proposed lots are limited to their existing curb cut, with any changes in the size, design and location to be approved by traffic Engineering and conform to AASHTO standards;

- 8) **Compliance with Engineering comments:** *(FINAL PLAT 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. Add an ingress/egress easement for the existing curbcut and driveway access for lot 12 (122 South St.) on the north side of LOT 1. C. Provide and label the monument set or found at each subdivision corner. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. 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 FINAL PLAT review prior to obtaining any signatures. J. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);*
- 9) **Compliance with Traffic Engineering comments:** *(Each lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 10) **Compliance with Urban Forestry:** *(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 2015-116 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).*

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.

**Carlin Heights Subdivision, Resubdivison of Lots 13, 14 & 15**  
**November 7, 2016**


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](mailto: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**

Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: Kai Shing Wong  
Polysurveying & Engineering, Inc.