



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

June 11, 2013

Cowles, Murphy, Glover & Associates
457 St. Michael Street
Mobile, AL 36602

Re: Case #SUB2013-00042
Dublin Street Subdivision
1601 Dublin Street East
(Southeast corner of Dublin Street East and Dublin Street
1 Lot / 0.3± Acre

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

At its meeting on June 6, 2013, the Planning Commission waived Section V.D.2. of the subdivision regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to label the lot size in square feet and acres after required dedication, or provision of a table on the Final Plat with the same information;
- 2) revision of the plat to provide a corner radius dedication at the intersection of Dublin Street and Dublin Street East, with the size and location to be coordinated with Traffic Engineering and City Engineering;
- 3) placement of a note on the Final Plat stating that the site is limited to one curb cut to Dublin Street and one curb cut to Dublin Street East, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) revision of the plat to illustrate the 5' minimum building setback line along Dublin Street and 15' along Dublin Street East, or whatever may be approved by the Board of Zoning Adjustment, measured from any required dedications;
- 5) placement of a note on the Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) subject to the Engineering comments: *(The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1) Provide all of the required information on the Final Plat (i.e. signature blocks,*

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- signatures, certification statements, legal description, required notes).* 2) *Provide a signature block and signature from the Traffic Engineering Department.* 3) *Add a note to the Plat stating that storm water detention will be required for 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).* 4) *Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII);*
- 7) **subject to the Traffic Engineering comments:** *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. City of Mobile driveway standards are 24 foot wide with 20 foot radii. Changes must be made to the driveway as shown to meet the standards and eliminate backing into the right-of-way.); and*
- 8) **full compliance with all municipal codes and ordinances.**

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.

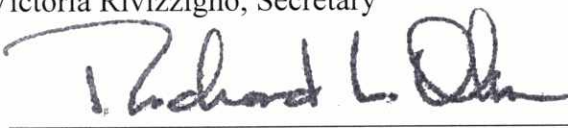
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Valeria Renea Baker