

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 20, 2012

William Suffich, Jr.
119 Upham Street
Mobile, AL 36607

Re: Case #SUB2012-00028
Frazier-Suffich Subdivision
119 Upham Street, 120 & 124 Frazier Court
(West side of Upham, 415'± North of Old Shell Road extending to the East side
of Frazier Court)
Number of Lots / Acres: 2 Lots / 0.9± Acre
Engineer / Surveyor: Rowe Surveying & Engineers Co., Inc.
Council District 1

Dear Applicant(s):

At its meeting on April 19, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) relocating the interior lot line to 8' away from the existing garage on Lot B;
- 2) dedication to provide 25' from the centerline of Upham Street to the City of Mobile;
- 3) retention of the 25-foot minimum building setback line along all right-of-way frontages;
- 4) labeling of the lot with its size in square feet and acres, or placement of a table on the plat with the same information;
- 5) compliance with Engineering comments: *“A 4' wide sidewalk needs to be constructed per City of Mobile (C.O.M.) standards along the subdivision frontage on Upham Street and Frazier Court unless a sidewalk waiver is applied for and approved. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, 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 ROW code and ordinances. Any and all proposed development within the property will need to be in conformance with the Stormwater Management and Flood Control Ordinance. According to the City of Mobile's 1984 Aerial photograph, there is impervious area that can be claimed as historical credit for the*

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determination of the need for detention on Lot B. Detention will be required on Lot B for any future development that increases the impervious area on Lot B in excess of 4,000 square feet. Detention will be required on Lot A for any future construction. An appropriate note shall be added to the plat prior to recording. Any existing utility or drainage lines within the existing drainage and utility easement will need to be relocated within new or existing easements, as approved by the City Engineer, prior to recording the plat;"

- 6) **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;"**
- 7) **placement of a note on the Final Plat limiting Lot A to one curb-cut to Frazer Court and Lot B to one curb-cut to Upham Street, with the size, design, and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards; and,**
- 8) **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: Rowe Surveying and Engineering Co., Inc.