



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

Nassar Petroleum, Inc.
1116 Pace Parkway
Mobile, AL 36693

Re: Case #SUB2012-00107

Nassar Subdivision

1700 Michigan Avenue and 1463 Eagle Drive
(Southwest corner of Michigan Avenue and Eagle Drive, extending to the
Southeast corner of Eagle Drive and Cardinal Drive East)

Number of Lots / Acres: 1 Lot / 1.1± Acre

Engineer / Surveyor: Byrd Surveying, Inc.
Council District 3

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication to provide 60' from the centerline of Michigan Avenue;
- 2) illustration of the 25' minimum building setback line along all street frontages adjusted to be measured from required dedication;
- 3) labeling of the lot size in square feet and acres after required dedications;
- 4) obtaining a demolition permit for the masonry building along Cardinal Drive prior to the signing of the Final Plat;
- 5) compliance with 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, signatures, certification statements, legal description, required notes). 2. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 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) – Land Disturbance Permit required. 4. Add a note to the plat that any development will be required to install sidewalk along Cardinal Drive and Eagle Drive in accordance with*

Mobile City Code Chapter 57, Article VIII (ROW Permit required). 5. Provide additional ROW (radius) at the corner of Cardinal Dr/Eagle Dr and at the corner of Eagle Drive/Michigan Ave.);

- 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 stating size, location and design of curb cuts is 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.

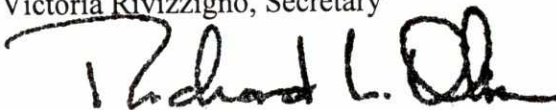
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.