



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 21, 2014

Christine G. Conrad  
1112 Sutherlin Court N.  
Mobile, AL 36609

**Re: Case #SUB2013-00142**  
**Conrad Place Subdivision**  
3814 Austill Lane  
(North side of Austill Lane, 780'± West of North McGregor Avenue).  
1 Lots / 0.6± Acres

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

At its meeting on January 16, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating the lot is limited to two curb-cuts onto Austill Lane, with the size, design, and location be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **illustration of the 25' minimum building setback line or the voluntary 30' minimum building setback line as measured from the right-of-way edge on the Final Plat;**
- 3) **labeling of the lot size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 4) **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.**
- 5) **compliance with Engineering comments: *"The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. b. Add a note to the Plat***

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*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. c. Clarify the location indicated for the POC on the drawing and the two (2) POCs listed in the written legal description. d. Correct GENERAL NOTE #6 to include the flood zone. f. Correct GENERAL NOTE #11 to delete the word "x-unshaded" after the last word of the second sentence. g. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. h. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved."*;

- 6) *compliance with Traffic Engineering comments: "Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.";*
- 7) *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 61-929 and City Code Chapters 57 and 64)"; and*
- 8) *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.

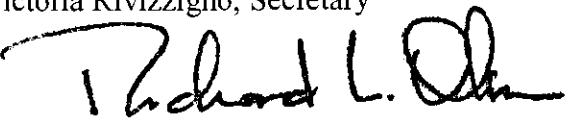
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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: Erdman Surveying LLC