



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 31, 2018

PH Building and Design  
c/o Peyton Harvill  
4358 Old Shell Road, #123  
Mobile, AL 36608

Re: **156 South McGregor Avenue**  
(East side of South McGregor Avenue, 125'± South of Dunleith Court[private street]).  
Council District 5  
**SUB-000566-2018**  
**Perry Place Subdivision**

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

At its meeting on July 19, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of V.D.1. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) revision of the plat to provide the size of each lot in both square feet and acres, or provision of a table on the Final Plat providing the same information;
- 2) retention of at least a 25' minimum building setback line along both lots where they are at least 60' wide;
- 3) placement of a note on the Final Plat stating Lots 1 and 2 are limited to one (1) shared curb cut, with any changes in its size, location or design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating no structures shall be constructed in any easement;
- 5) retention of the lot and common area sizes in both square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
- 6) demolition of the accessory structures on the site, with appropriate permits, prior to the signing of the Final Plat;

- 7) compliance with Engineering comments: (***FINAL PLAT COMMENTS*** (should be addressed prior to submitting the ***FINAL PLAT*** for review and/or 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) Review the written legal description and bearing and distance labels for discrepancies. C) Review the Surveyor's Certificate and provides the correct land owner's name. D) Provide and label the monument set or found at each subdivision corner. E) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) Add a note to the ***SUBDIVISION PLAT*** stating that as ***LOTS 1 and 2*** will not receive any historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Each LOT must submit a ***TIER 2 Land Disturbance Permit*** and include stormwater detention. G) 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. H) 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. I) 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. J) Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. K) Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. L) Provide a copy of the ***FINAL SUBDIVISION PLAT*** to the Engineering Dept. for review. No signatures are required on this drawing. M) After addressing all of the ***FINAL SUBDIVISION PLAT*** review comments by the Engineering Dept. provide the red-line markup, the ***ORIGINAL*** (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);
- 8) compliance with Traffic Engineering comments: (*Lot 1 and 2 are limited to one shared curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 9) compliance with Urban Forestry comments: (*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.)*);
- 10) 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.)*);
- 11) completion of the subdivision process prior to the approval of any land disturbing or building activities for new home construction; and,
- 12) compliance with all applicable Codes and Ordinances.

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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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

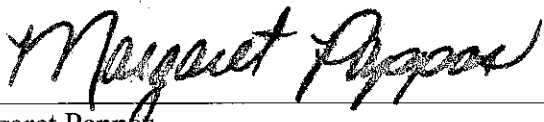
Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

  
Margaret Pappas

Deputy Director of Planning and Zoning

cc: Polysurveying and Engineering