



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 21, 2014

Iras Development Company, Inc.  
P.O. Box 9850  
Mobile, AL 36691

**Re: Case #SUB2014-00002**  
**Tulsa Park Estates Subdivision, Resubdivision of Lot 4**  
West side of Oklahoma Drive, 285'± North of Old Shell Road.  
2 Lots / 0.7± Acre

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

At its meeting on February 20, 2014, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of 25' minimum building setback line on Final Plat;
- 2) retention of the labeling of the lot sizes in square feet and acres on the Final Plat, or a table furnished on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating each lot is limited to one curb-cut onto Oklahoma Drive, with the size, design, and location be approved by Traffic Engineering and conform to AASHTO standards;
- 4) revise plat to depict the labeling of the right-of-way width of Oklahoma Drive;
- 5) possible revision to Final Plat to depict the dedication of sufficient right-of-way along Oklahoma Dive to provide 30' from centerline;
- 6) 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;
- 7) placement of a note on the Final Plat stating that there shall be no future subdivision of Lot A;
- 8) compliance with Engineering comments: *"The following comments should be addressed prior to acceptance and 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). B. 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,*

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*Chapter 17, Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 18 - # 75) each lot will receive NO historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. D. Add a note to the SUBDIVISION PLAT stating that each residential lot will be allowed to add the following impervious area to the lot before storm water detention is required to be provided: LOT A – 2,000 sf, LOT B – 2,000 sf. E. Add a note to the Plat stating that the approval of all applicable federal, estate, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, City Engineer, and County Engineer. H. Provide the Surveyor's Certificate and Signature. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. 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.”;*

- 9) *compliance with Traffic Engineering comments: “Each lot is limited to one curb cut each, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.”;*
- 10) *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 61-929 and City Code Chapters 57 and 64).”; and*
- 11) *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).

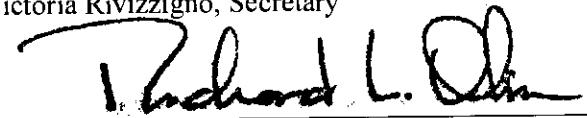
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By:



Richard Olsen  
Deputy Director of Planning

cc: Byrd Surveying, Inc.