



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 10, 2015

Leanne Naman
204 Dauphin Street
Mobile, AL 36602

Re: 3950 & 3960 Scenic Drive
(South side of Scenic Drive, 330'± West of Alba Club Road, extending to the East side of Dog River).
Council District 3
SUB2015-00012
Namanwood Subdivision
3 Lots / 5.6± Acres

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

At its meeting on March 5, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that each lot is limited to one curb cut to Scenic Drive, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **retention of the labeling of each lot with its size in acres and square feet, or the furnishing of a table on the Final Plat providing the same information;**
- 3) **retention of the 25' minimum building setback line on each lot;**
- 4) **subject to the Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for 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 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. B. 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. C. Show and label all flood zones. D.

Show and label the MFFE (Minimum Finished Floor Elevation) on each LOT that contains an AE, V, or X (shaded) flood zone designation. E.

Provide and label the monument set or found at each subdivision corner. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 5) subject to the Traffic Engineering comments: (Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 6) subject to the 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*
- 7) subject to the 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.)*

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 marine.karapetyan@cityofmobile.org.

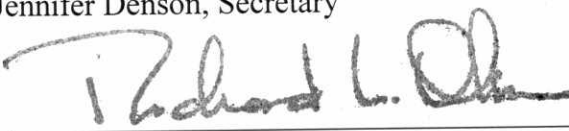
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen

Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.