



CITY OF MOBILE

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

November 13, 2013

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CITY CLERK
LISA LAMBERT

Leevones Dubose-Fisher
1717 Jessie Street
Mobile, AL 36617

Re: **Case #SUB2013-00114**
Trinity Gardens Subdivision, Fourth Addition, Resubdivision of Lots 591-592
1709 & 1717 Jessie Street
(Southwest corner of Jessie Street and Carver Street).
2 Lots / 0.4± Acres

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

At its meeting on November 7, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) *Retention of the 25-foot minimum setback line and lot size information on the Final Plat;*
- 2) *Illustration of all easements on the Final Plat along with a note stating: (No permanent structures can be constructed in any easement);*
- 3) *Placement of a note on the Final Plat limiting Lot 1 to the existing curb-cut along Carver Avenue and Lot 2 to the existing curb-cut along Jessie Street with any changes to the size, design or location of the existing curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;*
- 4) *Placement of a note on the Final Plat stating: (Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding 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. Dedication of the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the corner of Carver Avenue and Jessie Street. b. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. c. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. d. Add a note*

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- that sidewalk is required to be constructed along the frontage of each lot at such time when each lot is redeveloped, 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 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*
 - 8) 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).*

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.

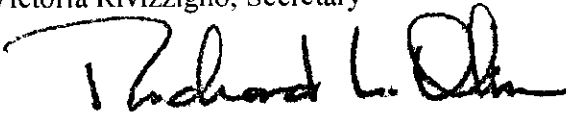
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Alice Pruitt

The Coleman Engineering Group of McCrory & Williams, Inc.