



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2016

Edward D. Cornell
22 Oakland Avenue
Mobile, AL 36608

Re: 22 Oakland Avenue and 4617 Bexley Lane
(North side of Oakland Avenue 435'± West of Marston Lane extending to the South side of Bexley Avenue, 200'± West of Carmel Drive East).
Council District 7
SUB2016-00005
Oakland Avenue Subdivision, Cornell Addition to
3 Lots / 1.2± Acre

Dear Applicant(s):

At its meeting on February 18, 2016, the Planning Commission considered the above referenced subdivision.

After discussion and with the submission of a revised two lot preliminary plat at the meeting, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) Dedication of right-of-way along Bexley Lane, as depicted on the revised preliminary plat submitted at the meeting;
- 2) Depiction of the 25' minimum building setback line from all street frontages, adjusted for any required dedication;
- 3) Placement of a note on the Final Plat stating that Lot 1 is limited to its existing curb-cuts to Oakland Avenue and denied access to Bexley Lane, and that Lot 2 is limited to one curb-cut to Bexley Lane, with the size, design, and location of curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.;
- 4) Compliance with Fire 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).*); and
- 5) Compliance with Engineering Comments (*The following comments should be addressed prior to submitting the FINAL PLAT for 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) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add/label Old Shell Road in the vicinity map. C. Review and revise the*

Oakland Avenue Subdivision, Cornell Addition to
February 23, 2016

written legal description to include a written bearing and distance near Lot 6. D. Correct the Subdivision Name to include "Resubdivision of Lot 8, Block 1 Marston Place". E. Show and label existing features/structures located within the proposed ROW dedication. 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, and City 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 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. K. 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. L. 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. M. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.).

- 6) Compliance with Traffic Engineering comments (*The size, location and design of any curb-cuts is to be approved by Traffic Engineering and conform to AASHTO standards*); and
- 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).*).

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

Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.