



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

August 7, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

S & P Mobile
6680 Lauren Drive West
Theodore, AL 36582

Re: **Case #SUB2012-00061**
S & P Mobile Subdivision
5540 East Rite Road
(North side of East Rite Road, 500'± East of U. S. Highway 90 West)
Number of Lots / Acres: 2 Lots / 1.8± Acre
Engineer / Surveyor: Byrd Surveying, Inc.
Council District 4

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of the lot sizes in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 25' minimum building setback line on the Final Plat;
- 3) placement of a note on the Final Plat stating that each lot is limited to one (1) curb-cut to East Rite Road, with the size, design, and exact location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 5) subject to the Engineering comments: *"Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes)"*; and,
- 6) 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."*

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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 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 (DXF or DWG – AutoCAD 2007 compatible) 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: Neil Johnston
Byrd Surveying, Inc.