

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

July 9, 2012

SAMUEL L. JONES  
MAYOR

OFFICE OF THE CITY COUNCIL  
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CITY CLERK  
LISA C. LAMBERT

Emile and Kathy Noel  
2612 Rose Court  
Mobile, AL 36693

Re: Case #SUB2012-00057  
Noel Place Subdivision, Re-subdivision of  
2612 Rose Court  
(Northwest corner of Rose Court, 265'± West of Lloyds Lane)  
**Number of Lots / Acres:** 2 Lots / 5.0± Acres  
**Engineer / Surveyor:** Rowe Surveying & Engineering Co. Inc.  
Council District 6

Dear Applicant(s):

At its meeting on July 5, 2012, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that there will be no future subdivision of either lot until Rose Court is improved to City Engineering standards;
- 2) the placement of a note on the final plat stating that Lot A is limited to one curb-cut, while Lot B is limited to two curb-cuts, with the size, location, and design to be approved by Traffic Engineering;
- 3) depiction and labeling of the 25-foot building setback on the final plat;
- 4) depiction and labeling of the area of each lot in square feet on the final plat;
- 5) 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, if any, prior to the issuance of any permits or land disturbance activities;
- 6) compliance with Engineering comments: "The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Add a signature block for the Traffic Engineer. 2. Add a note that states that stormwater detention will be required if there is an addition of more than 4,000 square feet of impervious area on the existing 5.0 ac lot; either on Lot A, on Lot B, or a combination thereof. 3. Provide all other information required for a Final Plat review;" and,

- 7) **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 (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](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: Rowe Surveying & Engineering Co.