



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 21, 2014

Walter C. Ernest III  
2154 Venetia Road  
Mobile, AL 36605

**Re: Case #SUB2013-00147**  
**Ernest Estates Subdivision**  
2154 Venetia Road  
(Northwest corner of Venetia Road and Riverview Avenue).  
3 Lots / 2.1± Acres

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

At its meeting on January 16, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission 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, with the size, location and design of all curb cuts to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards;
- 2) revision of the plat to indicate the 25' minimum building setback line along both Venetia Road and Riverview Avenue;
- 3) dedication of a radius curve, compliant with Section V.D.6. of the Subdivision Regulations, at the intersection of Venetia Road and Riverview Avenue, to be coordinated with City Engineering and Traffic Engineering;
- 4) retention of the labeling of each lot with its size in both square feet and acres, adjusted for any required dedication on Lot 3, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 6) subject to the Engineering Comments: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial*

*photo (FLIGHT 26 - # 88) each lot will receive the following historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition, as follows: LOT 1 – NONE; LOT 2 – 9,500 sf; LOT 3 – 1,750 sf. b. Add a note to the SUBDIVISION PLAT stating that each residential lot will be allowed to add the following amount of impervious area to the lot before storm water detention is required: LOT 1 – 2,500 sf, LOT 2 – NONE, LOT 3 – 1,500 sf. c. Dedication of a corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 3. d. Add a signature block for the Traffic Engineer and City Engineer. e. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. f. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.);*

- 7) *subject to the Traffic Engineering comments: (Revise note 1 of Subdivision Notes on the submitted plat to indicate approval of curb cuts (one per each lot) to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards.); and*
- 8) *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.

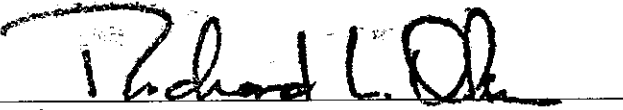
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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: Paul D. Stewart P.L.S.