



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 20, 2015

Tracey Lowe
5297 Lott Rd.
Eight Mile, AL 36613

Re: 6150 Howells Ferry Road
Northwest corner of Howells Ferry Road and Grider Road, and East side of Grider Road, 650'± North of Howells Ferry Road
Council District 7
SUB2014-00159
Grider Corner Subdivision
3 Lots / 1.5± Acres

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

At its meeting January 15, 2015, 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) **Retention of the lot size information and 25' minimum building setback line on the Final Plat;**
- 2) **Depiction and labelling of the "future development area" on the Final Plat;**
- 3) **Placement of a note on the plat stating that each lot is limited to one curb-cut, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **Placement of a note on the 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;**
- 5) **Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for stream and wetland issues, 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 submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide and label the monument set or***

Grider Corner Subdivision
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- found at each subdivision corner. B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. 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. D. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 7) *Compliance with Traffic Engineering comments (Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
 - 8) *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*
 - 9) *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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

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.

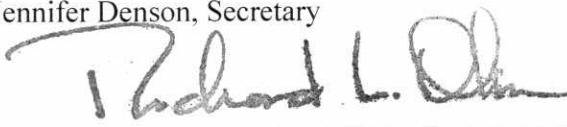
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

Cc: Polysurveying