



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 20, 2014

James Potter
3801 Medford Dr. E
Mobile, AL 36693

Re: 556 St. Louis Street
(Northeast corner of St. Louis Street and North Warren Street).
SUB2014-00114
Potter's Corner Subdivision
1 Lot / 0.1± Acre

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

At its meeting on October 16, 2014, the Planning Commission considered the above referenced Subdivision extension application.

After discussion, the Planning Commission waived Sections V.B.14, V.D.9., V.D.6, and V.B.16 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **illustration of all setbacks on the Final Plat, in compliance with Section 64-3.I. of the Zoning Ordinance;**
- 2) **placement of a note on the Final Plat stating the lot is limited to the curb-cuts defined by Section 64-3.I.11 of the Zoning Ordinance and Traffic Engineering, with any changes to the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.;**
- 3) **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;**
- 4) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for floodplain issues, prior to the issuance of any permits or land disturbance activities;**
- 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. Check the listed Base Bearing in Note 2 and verify that a Tax Plat can be used for surveying purposes. B. Add a note to the***

SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance, Mobile City Code, Chapter 17 latest edition. C. 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. D. Add a signature block for the Traffic Engineer. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.”;

- 6) *compliance with Traffic Engineering Comments: “Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance.”;*
- 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).”; and*
- 8) *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.”.*

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.

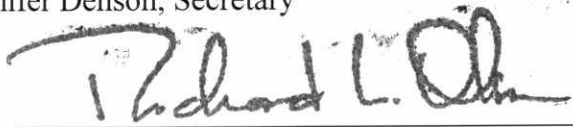
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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: Polysurveying and Engineering