



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 29, 2017

CORRECTED

Westminster Presbyterian
2921 Airport Boulevard
Mobile, AL 36606

Re: Northwest corner of Grant Street and Eslava Creek Parkway
Council District 5
SUB-000162-2017
Westminster Park Place Subdivision

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

At its meeting on August 17, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced request based upon the revised plat submitted at the meeting, which reduced the number of lots to 11, and increased all lots to be a minimum of 60 feet in width, subject to the following conditions:

- 1) Retention of the 50' wide right-of-way width along Grant Street;
- 2) Retention of the 100' wide right-of-way width along Eslava Creek Parkway;
- 3) Dedication of a corner radius at the intersection of Grant Street and Eslava Creek Parkway in compliance with Section V.D.6. of the Subdivision Regulations;
- 4) Revision of the Final Plat to depict the 25-foot minimum building setback line for each lot from all street frontages;
- 5) Retention of all waterline, sewer, drainage, and storm and sanitary sewer line easements;
- 6) Placement of a note stating that there should be no structures erected within any easements;
- 7) Retention of the note and graphic regarding the Grant Street vacation;
- 8) Revision of the lot size information in both square feet and in acres;
- 9) Placement of a note on the Final Plat stating that Lots 1-8 are limited to one curb-cut each to Grant Street, and that Lots 9-11 are limited to one curb-cut each to Eslava Creek Parkway, with any changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;

- 10) Placement of a note on the Final Plat stating that Lot 9 will only be allowed one curb cut to either Grant Street or Eslava Creek Parkway;
- 11) Compliance with Engineering comments (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. As previously required in the proposed Westminster Park Subdivision (8-3-17) the applicant shall dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 9. C. Add the recording information for LOTS 1 – 3 Westminster Park subdivision. D. Label the contour lines. E. Provide and label the monument set or found at each subdivision corner. F. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER". F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #75) LOTS 1 - 12 will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control, as follows: LOT 1 -12 (inclusive) – NONE. I. 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. J. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);
- 12) 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.);
- 13) 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 2015-116 and City Code Chapters 57 and 64).;and
- 14) Compliance with Fire comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)).

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)

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must be submitted to the Planning and Zoning Department 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 Planning and Zoning Department 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.

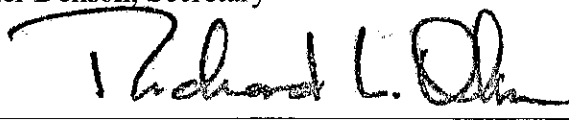
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____



Richard Olsen

Deputy Director of Planning & Zoning

cc: Speaks & Associates Consulting Engineers, Inc.