

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 15, 2013

Jeff Berger
256 Mohawk St.
Mobile, Alabama 36606

Re: Case #SUB2012-00127
Dubroca Tract Subdivision, Block 5, Resubdivision of Lots 19 & 20
256 Mohawk Street
(West side of Mohawk Street, 140'± South of Old Government Street).
1 Lot / 0.3± Acre

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

At its meeting on February 7, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **illustration of the 25' minimum building setback line along frontage;**
- 2) **labeling of the lot size in square feet and acres;**
- 3) **Compliance with Engineering comments: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).**
- 4) **placement of a note on the Final Plat stating that the site is limited to 1 curb-cut with the size, location and design of curb cuts is to be approved by Traffic Engineering and conform to AASHTO standards; and**
- 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.**

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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.

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: Polysurveying Engineering – Land Surveying