

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 15, 2013

Benjamin P. Cummings
Cummings Architecture Corp.
One Houston St.
Mobile, Al 36606

Re: Case #SUB2012-00132
951 Government Street Subdivision
951 Government Street
(West side of Marine Street, extending from Government Street to Church Street).
1 Lot / 1.4± 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) **placement of a note on the plat stating that the site is limited to one in and one out curb-cut onto Government Street, and one two-way curb-cut to Marine Street, with the size, design and location to be approved by Urban Forestry, Traffic Engineering and ALDOT, and to comply with AASHTO standards;**
- 2) **placement of a note on the plat stating that the site is denied access to Church Street;**
- 3) **removal and sodding of unused curb-cuts along Marine Street, with the appropriate right-of-way permits;**
- 4) **depiction of the 25-minimum building setback;**
- 5) **dedication of a corner radius at each street intersection, in compliance with Section V.D.6. of the Subdivision Regulations;**
- 6) **compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 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));*
- 7) **compliance with Traffic Engineering comments** (*Driveways to be limited to existing curb-cuts on Government Street, and one curb-cut on Marine Street, with design, size and location to be approved be Traffic Engineering (and ALDOT on Government Street if changes are proposed) 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).*);
 - 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.*); and
 - 10) **completion of the Subdivision process prior to any application for permits.**

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: Byrd Surveying, Inc.
Mark Rubin