



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 10, 2019

William D. Ford
2411 Drake St.
Mobile, AL 36607

Re: 2411 Drake Street & 2414 Myrtle Street
(South side of Drake Street, 185'± East of Chidester Avenue extending to the North terminus of Chidester Avenue).
Council District 1
SUB-001125-2019
Haus Estate Subdivision
Number of Lots / Acres: 2 Lots / 1.2± Acre

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

At its meeting on December 5, 2019, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) correction of the label of Drake Avenue to Drake Street on the Final Plat;**
- 2) illustration of a 45' minimum building setback line from the existing right-of-way of Drake Street in lieu of frontage dedication if the existing dwelling would be within the right-of-way after dedication;**
- 3) dedication to provide 30' from the centerline of Drake Street if such dedication does not place the existing dwelling within the dedicated right-of-way;**
- 4) revision of the plat to indicate a 25' minimum building setback line along Drake Street, as measured from any required frontage dedication;**
- 5) retention of the 25' minimum building setback line for Lot A blocked-out as measured from the 11'+ street frontage;**
- 6) placement of a note on the Final Plat stating that no further resubdivision of Lot A is allowed until sufficient public street frontage is obtained to allow such;**

- 7) retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication on Lot B, or the furnishing of a table on the Final Plat providing the same information;
- 8) compliance with the 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. Provide and label the monument set or found at each subdivision corner. C. Set reference monuments at the SE corner of LOT A where it is noted "UNABLE TO SET CORNER (FALLEN DEBRIS)". D. Show and label on the drawing all of the bearing and distances listed in the written legal description. E. Revise the signature block from "CITY 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 as shown on the 1984 aerial photo (FLIGHT 26 - #76) LOTS A & B will share historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. H. 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. I. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. J. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.];*
- 9) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Each lot is limited to its existing curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 10) compliance with the 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.]; and*

11) compliance with the Fire Department 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) 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.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@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: Marie York
Marie York
Planner II, Planning and Zoning

cc: Rowe Engineering & Surveying