



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 27, 2018

O.A. Pesnell
6951 Cottage Hill Rd
Mobile, AL 36695

Re: 5773 Summit Avenue
(Southeast corner of Summit Drive and Chalet Drive East).
Council District 7
SUB-000718-2018
Pepper Place Subdivision
2 Lots / 0.8 ± Acre

Dear Applicant(s):

At its meeting November 15, 2018, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of the lot sizes in square feet and acres in a table on the Final Plat, or placement of a label on each lot with the same information;
- 2) placement of a note on the Final Plat stating Lot 1 is limited to its existing curb cut, and that Lot 2 is limited to one (1) curb cut, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) revision of the plat to illustrate the 25' minimum building setback line along Lot 2;
- 4) revision of the plat to label the 7.5' drainage and utility easement along the East property line of Lots 1 and 2;
- 5) placement of a note on the Final Plat stating no structures shall be placed in any easement;
- 6) 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,

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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 the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C) After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all other signatures) and one (1) copy of the original (signatures not required) of the Final Plat to the Engineering Department.);

- 7) placement of a note on the Final Plat to comply with the following 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.);*
- 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 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.);*
- 9) compliance with 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).); and,*
- 10) completion of the Subdivision process prior to any requests for new construction.

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: 
Margaret Pappas
Deputy Director of Planning and Zoning

Cc: Richard L. Patrick