

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 5, 2011

Mahmoud Salamat-Talab  
540 Breckinridge Drive East  
Mobile, AL 36608

**Re: Case #SUB2011-00071**  
**Bruce Place Subdivision**  
7480 Old Shell Road  
(Northeast corner of Old Shell Road and Fairway Avenue)  
**Number of Lots / Acres:** 1 Lot / 1.5± Acre  
**Engineer / Surveyor:** Haidt Land Surveying  
Council District 7

Dear Applicant(s):

At its meeting on August 4, 2011, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line along all right-of-way frontages;
- 2) the labeling of the lot with its size in square feet and acres, or placement of a table on the plat with the same information;
- 3) compliance with Engineering comments: *“Dedication of ROW at the intersection of Fairway Ave and Old Shell Rd required, 25’ minimum radius. Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.”*
- 4) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.
- 5) approval of all applicable federal, state, and local agencies prior to the issuance of any permits or land disturbance activities;

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- 6) placement of a note on the Final Plat limiting the development to one curb-cut to Old Shell Road, with the size, design, and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) placement of a note on the Final Plat stating the development is limited to one gated curb cut (left exit only) to Fairway Avenue, to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) 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; and,
- 9) full compliance with all other municipal codes and ordinances.

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](mailto: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: Haidt Land Surveying