



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 02, 2014

SJE Investments, LLC  
3122 Marcia Drive  
Mobile, AL 36605

**Re: Case #SUB2014-00034**  
**Shady Grove Subdivision, Resubdivision of Lots 10 & 11**  
513 West I-65 Service Road North  
(Southwest corner of Stein Street and West I-65 Service Road North).  
1 Lot / 0.8± Acre

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

At its meeting on May 01, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **revision of the plat to either indicate a compliant 25' right-of-way width from the centerline of Stein Street or dedication to provide 25' from the centerline of Stein Street;**
- 2) **revision of the plat to either indicate a compliant 150' right-of-way width from the centerline of I-65 or dedication to provide 150' from the centerline of I-65;**
- 3) **dedication to provide a 25' radius curve at the intersection of Stein Street and I-65 Service Road North, as per Section V.B.16. of the Subdivision Regulations;**
- 4) **placement of a note on the Final Plat stating that the lot is limited to the two existing curb cuts to Stein Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the Final Plat stating that the lot is limited to one curb cut to West I-65 Service Road North, with the size, location and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;**

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- 6) revision of the plat to illustrate a 25' minimum building setback line along all street frontages as measured from any required dedications as per Sections VII.A.1. and VII.A.2. of the Subdivision Regulations;**
- 7) revision of the plat to label the lot with its size in square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 8) provision of a 6' high wooden privacy fence along the West property line where the site adjoins residential zoning and use, to be illustrated on the Final Plat prior to its signing;**
- 9) at least the partial removal of the open shed on the West side of the building to at least 10' off the West property line, with appropriate permits, prior to the signing of the Final Plat;**
- 10) placement of a note on the Final Plat stating that no structure shall be constructed within any easement;**
- 11) 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.**
- 12) compliance with Engineering comments: (The following comments should be addressed prior to acceptance and 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). B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - # 74) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. E. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information; F. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Owner's (notarized), Planning Commission,**

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- and Traffic Engineering signatures. K. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.);
- 13) compliance with Traffic Engineering comments: (The I-65 Service Road is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards.);
- 14) 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).); and
- 15) 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.)

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.

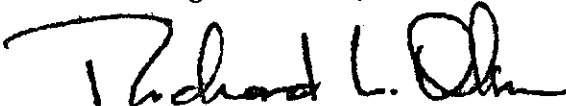
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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: Byrd Surveying, Inc.