

**SAMUEL L. JONES**  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 21, 2013

Alvin M. Elmore  
4865 General Rd  
Mobile, AL 36619

**Re: Case #SUB2013-00111**  
**Marian Elmore Subdivision**  
5800 & 5810 Three Notch Road  
(Northeast corner of Three Notch Road and General Road).

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

At its meeting on October 17, 2013, the Planning Commission considered the above referenced Subdivision application.

After discussion, it was decided to hold the matter over until the November 21, 2013 meeting, with revisions due by Monday, October 28, 2013 to address the following:

- 1) revision of the plat to reflect dedication of sufficient right-of-way to provide 50' from the centerline of Three Notch Road;
- 2) submission of a Planned Unit Development application for Lot 2;
- 3) placement of a note on the Final Plat stating that Lot 1 and Lot 2 are limited to one (1) curb cut each to Three Notch Road, and Lot 1 is limited to one (1) curb cut to General Road with the size, location, and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) adjustment of the 25-foot minimum building setback line to be measured from the dedicated right-of-way along Three Notch Road;
- 5) revision of the corner radius on General Road and Three Notch Road should be illustrated to reflect the required dedication;
- 6) the labeling of lots 1 and 2 in acres and square feet should be retained and provided on the Final Plat;
- 7) 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;

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

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CITY CLERK  
**LISA LAMBERT**

**Marian Elmore Subdivision**  
**October 17, 2013**

- 8) full compliance with all other municipal codes and ordinances; and
- 9) compliance with Engineering comments: *"1. Provide all of the required information on the Plat (i.e. signature blocks, signatures, required notes). 2. Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and 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). 3. Add a signature block and signature for the Traffic Engineer. 4. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. 5. Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII)."*

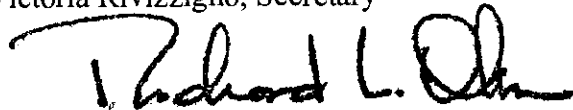
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_



Richard Olsen  
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.