

# CITY OF MOBILE

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

September 11, 2013

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Charles F. Turner, Jr.  
104 Tuscaloosa Street  
Mobile, AL 36607

**Re: Case #SUB2013-00080**  
**Berg & Diehl Subdivision, Resubdivision of Lots 2 & 4, No. 1**  
1914 Old Shell Road & 104 Tuscaloosa Street  
(North side of Old Shell Road, 76'± East of Tuscaloosa Street, and East side of  
Tuscaloosa Street, 145'± North of Old Shell Road).  
2 Lots / 0.4± Acre

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

At its meeting on September 5, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) depiction of the 25-foot minimum building setback line from all street frontages, as required by Section V.D.9. of the Subdivision Regulations;
- 2) placement of a note on the Final Plat stating that Lot 2A and 4A be limited to the one existing curb cut on each lot with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards.
- 3) approval of all applicable federal, state and local agencies for flood zone issues prior to the issuance of any permits or land disturbance activities;
- 4) placement of a note on the 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
- 5) compliance with Engineering comments: *(Provide all of the required information on the Plat (i.e. signatures, required notes, legend, bearings and distances). Add a note to the Plat stating that storm water detention will be required for 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). Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. Provide and label the*

- monument set or found at each subdivision corner. Provide the Surveyor's signature. 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) will be required prior to the issuance of a permit for any land disturbance activity );*
- 6) *compliance with Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
  - 7) *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*
  - 8) *compliance with Fire Department 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.

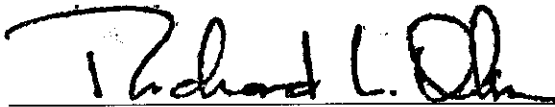
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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: The Coleman Engineering Group of McCrory & Williams, Inc.