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## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES  
MAYOR

October 21, 2013

Joseph J. Teague  
4800 Chaudron Drive  
Mobile, AL 36618

Re: **Case #SUB2013-00107**  
**Joseph Teague Subdivision**  
521 Bay Shore Avenue and 1519 & 2810 Mill Street  
(West side of Bay Shore Avenue extending to the East to Mill Street).

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

At its meeting on October 17, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) preparation of the Final Plat by a currently licensed engineer/surveyor prior to submission for signing;
- 2) revision of the plat to correctly depict the current configuration of the property with the necessary revisions along the East side to depict vacated rights-of-way and/or acquisitions by others;
- 3) revision of the plat to label its size in square feet and acres, or the provision of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that the lot is limited to two curb cuts, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) revision of the plat to depict the 25' minimum building setback line along all street frontages;
- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) subject to the 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 Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). b.) 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). c.) Add a signature block for the Planning Commission and Traffic Engineer. d.) 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; e.) Provide a written legal description for the proposed subdivision and matching bearing and distance labels. f.) show and label each and every Right-Of-Way and easement. g.) Provide and label the monument set or found at each subdivision corner. h.) Provide the Surveyor's Certificate and Signature. i.) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. j.) 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. k.) Provide a Plat showing and labeling the proposed 2 LOTS subdivision and showing and labeling the entire proposed 5.4 acres. The drawing that was submitted was unclear about the existing and proposed LOTS.];
- 8) subject to the Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 9) subject to the 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);
- 10) subject to the Fire Department comments: (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 20029 International Fire code, as adopted by the city of Mobile.); and
- 11) full compliance with all 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 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: Harper & Garrett Engineering, Inc.