



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 02, 2014

Nela, LLC
Attn: Christopher A. Burgess
11 Midtown Park East
Mobile, AL 36606

Re: Case #SUB2014-00036 (Subdivision)
Midtown Park Subdivision, Heritage Addition to
11 Midtown Park East
(East side of Midtown Park East, 230'± South of Dauphin Street Service Road).
1 Lot / 0.4± 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) illustration of the 25' building setback as depicted on the preliminary plat;
- 2) retention of the lot size in square feet and acres;
- 3) placement of a note stating the development is limited to its existing curb cut;
- 4) 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.*);
- 5) compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: A. 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 is required for any future addition(s) and/or land disturbing activity. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - # 76) 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*

**Midtown Park Subdivision, Heritage Addition to
May 02, 2014**

amount prior to the submittal of the Land Disturbance Permit application. C. 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. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.);

- 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). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.);**
- 8) **placement of a note stating that no structures shall be erected in any easements;**
- 9) **provision of two (2) revised Planned Unit Development site plans to Urban Development prior to the signing of the Final Plat; and**
- 10) **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.**

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.

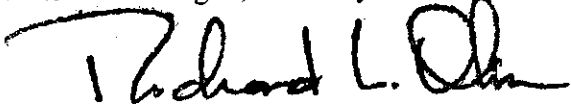
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 02, 2014

Nela, LLC
Attn: Christopher A. Burgess
11 Midtown Park East
Mobile, AL 36606

Re: Case #ZON2014-00743 (Planned Unit Development)
Midtown Park Subdivision, Heritage Addition to
11 Midtown Park East
(East side of Midtown Park East, 230'± South of Dauphin Street Service Road).
Planned Unit Development Approval to allow shared access.

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

At its meeting on May 01, 2014, the Planning Commission considered for Planned Unit Development Approval to allow shared access.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) compliance with Engineering comments (*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). Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. Add a note to the PUD Plan stating that the proposed development must comply with all Engineering Department Policy Letters: 5-13-2009 Policy Letter(Car wash drains and dumpster pads to drain to Sanitary Sewer System);***

**Midtown Park Subdivision, Heritage Addition to
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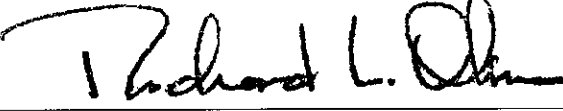
- 2) **compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);**
- 3) **compliance with Urban Forestry comments (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64). Full compliance with frontage tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.*);**
- 4) **revision of the site plan to illustrate compliance with the requirements for van accessible parking spaces;**
- 5) **provision of bumper stops or curbing for all parking spaces;**
- 6) **full compliance with frontage tree plantings to be coordinated with Urban Forestry;**
- 7) **placement of a note stating that no structures shall be erected in any easements;**
- 8) **provision of two (2) revised site plans to Urban Development prior to the signing of the Final Plat; and**
- 9) **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.*).**

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