



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2013

Amy Byrd  
2901 Alston Ct.  
Mobile, AL 36605

**Re: Case #SUB2013-00128**  
**Amy Byrd Homestead Subdivision**  
2901 Alston Court  
(North terminus of Alston Court).  
1 Lot / 0.3± Acre

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

At its meeting on December 5, 2013, the Planning Commission considered the above referenced subdivision.

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

- 1) **Retention of the 25-foot minimum setback line and lot size information on the Final Plat;**
- 2) **Placement of a note on the Final Plat stating: *(No permanent structure can be constructed in any easement);***
- 3) **Placement of a note on the Final Plat limiting Lot 29A to the existing curb-cut along Alston Court with any changes to the size, design or location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **Placement of a note on the Final Plat stating: *(Development of the site must comply with local, state and federal regulations regarding flood zones and wetlands)***
- 5) **Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species);***
- 6) **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 Plat stating that a Land Disturbance permit is required for any land disturbing activity in accordance with the latest edition of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 &***

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- #65-045). b. 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 Land Disturbance permit. c. Show and label all flood zones. d. Show and label the MFFE (Minimum Finished Floor Elevation). e. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. f. Add a note that a sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.);*
- 7) **Compliance with Traffic Engineering Comments:** *(Site is limited to one curb-cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards);*
  - 8) **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).);*
  - 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);*
  - 10) **Completion of the Vacation Process** prior to the issuance of permits; and
  - 11) **Completion of the Subdivision process** prior to any request for a final Certificate of Occupancy.

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).

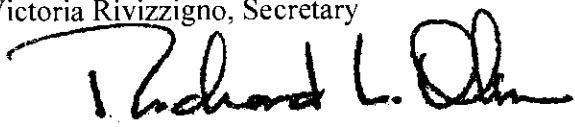
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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

  
Richard Olsen  
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.