



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 5, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

JERMAINE A. BURRELL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

The Broadway Group
132 Holmes Avenue
Huntsville, AL 35801

Re: Case #SUB2012-00090

TBG IV Subdivision

901 South Broad Street

(Southeast corner of South Broad Street and Tennessee Street extending to the Southwest corner of South Washington Street and Tennessee Street, 170'± North of Kentucky Street)

Number of Lots / Acres: 1 Lot / 1.1± Acre

Engineer / Surveyor: Kai Belew – 4Site
Council District 3

Dear Applicant(s):

At its meeting on November 1, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the lot is limited to one (1) curb-cut to South Broad Street and one (1) curb-cut to South Washington Avenue, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating that the site is denied access to Tennessee Street;
- 3) depiction of the 25-foot minimum building setback line from all street frontages as shown on the preliminary plat;
- 4) the labeling of the lot with its size in square feet, as shown on the preliminary plat;
- 5) compliance with Engineering comments: *"The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks,*

- signatures, certification statements, legal description, required notes).* 2. *A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat;*"
- 6) 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). Preservation status is to be given to the 48" Live Oak Tree located on the North East corner along Washington Avenue of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;"*
 - 7) compliance with Traffic Engineering comments: *"Driveway curb-cuts should be limited to one on Broad Street, one on Washington Avenue, and no access to Tennessee Street. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;"*
 - 8) compliance with Fire 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;"* and,
 - 9) approval of all applicable federal, state and local agencies for floodplain issues 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 (DXF or DWG – AutoCAD 2007 compatible) 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: Gloria P. Hardy
Kai Belew – 4Site