



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2013

Alvin Elmore  
4865 General Rd  
Mobile, AL 36619

**Re: Case #SUB2013-00111 (Subdivision) (Holdover)**  
**Marian Elmore Subdivision**  
5800 & 5810 Three Notch Road  
(Northeast corner of Three Notch Road and General Road).  
2 Lots / 1.3± Acres

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

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

- 1) the 50' right-of-way from centerline of Three Notch Road should be retained on the Final Plat;
- 2) placement of a note on the Final Plat stating that Lot 1 and Lot 2 are limited to one (1) curb-cut each to Three Notch Road, and Lot 1 is limited to one (1) curb-cut to General Road with the size, location, and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) the labeling of lots 1 and 2 in acres and square feet should be retained and provided on the Final Plat;
- 4) the 25' minimum building setback line as measured from the dedicated right-of-way along Three Notch Road and General Road should be retained on the Final Plat;
- 5) revision of the corner radius on General Road and Three Notch Road should be retained on the Final Plat;
- 6) 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;
- 7) compliance with Engineering comments: "1. 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). 2. Add a signature block for the Traffic Engineer. 3. Clarify the use of “(UNION CHURCH ROAD)” underneath Three Notch Road. d. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. 4. 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.”;
- 8) compliance with Traffic Engineering comments: “Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.”;
- 9) 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
- 10) 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”.

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).

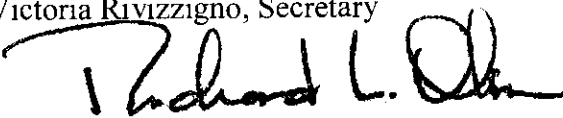
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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



Richard Olsen  
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2013

Alvin Elmore  
4865 General Rd  
Mobile, AL 36619

**Re: Case #ZON2013-02742 (Planned Unit Development)**  
**Alvin M Elmore**  
5800 & 5810 Three Notch Road  
(Northeast corner of Three Notch Road and General Road).  
Planned Unit Development Approval to allow reduced setbacks and multiple buildings on a single building site.

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

At its meeting on December 5, 2013, the Planning Commission considered for Planned Unit Development Approval to allow reduced setbacks and multiple buildings on a single building site.

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

- 1) a 25' minimum building setback line be provided, to only apply to new construction;
- 2) existing parking may remain unless/until redevelopment or additions to the existing development;
- 3) removal of one of the existing curb-cuts to be coordinated with Traffic Engineering;
- 4) removal of any asphalt in the right-of-way that is not required for curb-cut access and landscaping of the area;
- 5) coordination with Urban Forestry to provide frontage trees;
- 6) submission of two revised PUD site plans to the Planning Section of Urban Development prior to the signing of the Final Plat; and
- 7) revisions to site plan to indicate a dumpster will be provided in compliance with Section 64-4.D.9. or a note on the plan stating that curbside pickup will be utilized;

Alvin M Elmore PUD  
December 11, 2013

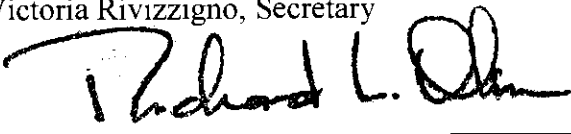
- 8) compliance with Engineering comments: "1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. Any and all proposed land disturbing activity will need to 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. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Add a note to the Plat stating that the proposed development must comply with all Engineering Department Policy letters.";
- 9) compliance with Traffic Engineering comments: "The PUD site plan does not indicate any site features in the right-of-way. Any additional development of the site will require modifications to existing curb cuts to meet city standards, with number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The pair of driveways will either need to be designed as a pair of one-way driveways, or limited to one curb cut meeting city standards.";
- 10) 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
- 11) 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".

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.