



CITY OF MOBILE

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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

July 17, 2013

Northside, Ltd.
Attn: Marl M. Cummings, III
P.O. Box 16227
Mobile, Alabama 36616

Re: **Case #SUB2013-00056 (Subdivision)**
Northside Ltd/Joint Venture Subdivision, Resubdivision of and Addition to Lot 3A
19 North Sage Avenue
(West side of North Sage Avenue, 155'± North of Dauphin Street; extending West to the
North side of Dauphin Street, 199'± West of North Sage Avenue).
2 Lots / 4.3± Acres

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

At its meeting on July 11, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with Engineering comments:** *(The following comments should be addressed prior to review, 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. Add a note to the Plat stating that storm water detention will be required for 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). 3. Add a note to the plat stating that 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). 4. Label the property corner (set or found) at the SE corner of Lot 3B. 5. Correct the distance labels shown on the eastern property line of Lot 3B. 6. Remove the existing improvements shown that are not needed for the Subdivision Plat. Some of the information shown as existing on adjacent Lots 1A and 2A do not exist, and the new Regions Bank is not shown. Also, the access drive from Sage Avenue (Lot 3A) is not shown.);*
- 2) placement of a note on the final plat stating that Lot 3A is limited to two curb-cuts onto Sage Avenue, with the second new curb-cut to be right in, right out only, and to be located South of the existing easement curb-cut, with the size, design and exact

- location to be approved by Traffic Engineering and to comply with AASHTO standards;
- 3) depiction and labeling of the 25-foot minimum building setback line on the Final Plat;
 - 4) labeling of the lot size in square feet on the Final Plat;
 - 5) 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;
 - 6) compliance with Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Be prepared to show how the drive-thru stack intersecting the parking lot will be controlled (signage) with the Land Disturbance permit application.);*
 - 7) 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);*
 - 8) submission of two copies of the revised PUD site plan prior to the signing of the Final Plat; and
 - 9) recording of the Final Plat prior to any request for permits.

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, Inc.



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Northside, Ltd.
Attn: Marl M. Cummings, III
P.O. Drawer 16227
Mobile, AL 36616

Re: **Case #ZON2013-01366 (Planned Unit Development)**
Northside Ltd/Joint Venture Subdivision, Resubdivision of and Addition to
Lot 3A

19 North Sage Avenue
(West side of North Sage Avenue, 155'± North of Dauphin Street extending West to the North side of Dauphin Street, 199'± West of North Sage Avenue).
Planned Unit Development Approval to allow shared access between two building sites.

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

At its meeting on July 11, 2013, the Planning Commission considered for Planned Unit Development Approval to allow shared access between two building sites.

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

- 1) revision of the site plan to depict a 25-foot minimum building setback;
- 2) compliance with Engineering comments: (1. Add a note to the PUD drawing that states: 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. Add a note to the PUD drawing that states: Any and all proposed development 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. The existing detention facility will need to have its volume capacity and functionality verified by a licensed

PE. 3. A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 4. Must comply with the following Engineering Department Policy Letters: 1) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer system), and 2) 8-4-2004 Policy Letter (video inspection of new Storm Sewer System Piping.);

- 3) placement of a note on the site plan stating that Lot 3A is limited to two curb-cuts onto Sage Avenue, with the second new curb-cut to be right in, right out only, and to be located South of the existing easement curb-cut, with the size, design and exact location to be approved by Traffic Engineering and to comply with AASHTO standards;
- 4) revision of the site plan to depict lighting of the parking area in compliance with Sections 64-4.A.8. of the Zoning Ordinance;
- 5) labeling of the lot size in square feet on the site plan;
- 6) placement of a note on the site plan 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) compliance with Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Be prepared to show how the drive-thru stack intersecting the parking lot will be controlled (signage) with the Land Disturbance permit application.);*
- 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) submission of two copies of the revised PUD site plan prior to the signing of the Final Plat.

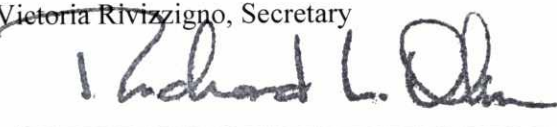
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

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Richard Olsen
Deputy Director of Planning

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