

**SAMUEL L. JONES**  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 9, 2013

Robert Douglas Hunter, et al  
4058 Old Shell Road  
Mobile, AL 36608

**Re: Case #SUB2013-00098 (Subdivision)**  
**Tuthill Square Subdivision, Hunter Addition to**  
4058 Old Shell Road  
(North side of Old Shell Road, 135'± West of Tuthill Lane, extending North to Stein Street).  
5 Lots / 3.6± Acres

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

At its meeting on October 3, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the lot sizes in square feet and acres;
- 2) dedication to provide 25' from the centerline along Old Shell Road;
- 3) retention of the 25' minimum building setback line along all street frontages;
- 4) placement of a note stating that no additional structures will be allowed to be constructed within the 25' minimum building setback line;
- 5) placement of a note stating that Lots 1, 3, and 4 are limited to existing curb cuts; Lot 2 is limited to one curb cut to Stein Avenue; and Lot 5 is limited to one curb cut to Old Shell Road;
- 6) 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.);
- 7) placement of a note stating preservation status is to be given to the Three 84" Live Oak Trees and One 60" Live Oak Tree located on proposed Lot 1. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;
- 8) compliance with Engineering comments, (*The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, required notes, legend). b. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property.*)

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

C. J. SMALL  
DISTRICT 3

JOHN C. WILLIAMS  
DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA LAMBERT

*These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). c. Add a signature block and signature for the Owner (notarized), Planning Commission and Traffic Engineer. d. Provide a signature block for the City Engineer and the County Engineer. e. Provide and label the monument set or found at each subdivision corner. f. 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. g. Add a note to the Plat 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.);*

- 9) Submission of two (2) copies of the revised Planned Unit Development site plan 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](mailto:travisz@cityofmobile.org).

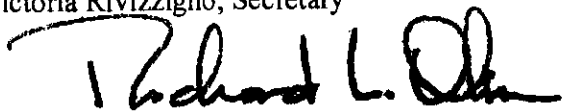
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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



Richard Olsen  
Deputy Director of Planning

cc: The Coleman Engineering Group of McCrory & Williams, Inc.



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## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 9, 2013

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LISA LAMBERT

Robert Douglas Hunter, et al  
4058 Old Shell Road  
Mobile, AL 36608

**Re: Case #ZON2013-02165 (Planned Unit Development)**  
**Tuthill Square Subdivision, Hunter Addition to**  
4058 Old Shell Road  
(North side of Old Shell Road, 135'± West of Tuthill Lane, extending North to Stein Street).  
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on October 3, 2013, the Planning Commission considered for Planned Unit Development Approval to allow 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) **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). The applicant must also contact ALDOT – Ninth Division to see if any ALDOT Permit s are required for this proposed project. 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. 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. 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), 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping), and 3-18-2004 Policy Letter (Additional subdivision street requirements);*

- 2) *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 Three 84" Live Oak Trees and One 60" Live Oak Tree located on proposed Lot 1. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.);*
- 3) *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.);*
- 4) *submission of two (2) revised copies of the site plan; and*
- 5) *completion of the Subdivision process.*

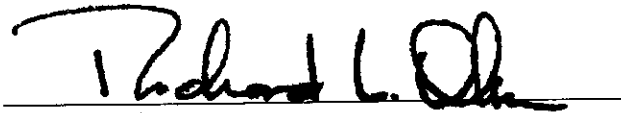
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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



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