



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 23, 2015

Maritech Marine & Industrial Services, Inc.  
2220 Michigan Avenue  
Mobile, AL 36615

**Re: 915 South Lawrence Street**  
(West side of Lawrence Franklin Connector at the West terminus of South Carolina Street).  
Council District 3  
**SUB2015-00048 (Subdivision) (Holdover)**  
**Maritech Marine Subdivision, Phase 2**  
1 Lot / 0.3± Acre

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

At its meeting on June 18, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, and with waivers of Sections V.B.9. and V.D.9. of the Subdivision Regulations, 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 denied access to the remnant South Lawrence and South Carolina Streets and Interstate 10;**
- 2) **placement of a note on the Final Plat stating that the lot is limited to one curb-cut to the Lawrence Franklin Connector, with the size, design and location of the curb-cut to be approved by Traffic Engineering and conform with AASHTO standards;**
- 3) **retention of the 25-foot minimum building setback line from the Lawrence Franklin Connector and South Carolina Street only (setback waived along Interstate 10 and the remnant of South Lawrence Street on the western boundary of the lot);**
- 4) **retention of the labeling of the lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **compliance with the Engineering comments: (The following comments should be addressed prior to submitting the FINAL PLAT for acceptance**

- and signature by the City Engineer: A. Delete the reference to the POB located at the southwest corner of LOT 1, Maritech Marine Subdivision, unless needed. B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. F. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 6) compliance with the revised Traffic Engineering comments (Site is limited to one curb cut for Lawrence Franklin Connector and one curb cut to South Lawrence Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
  - 7) compliance with the 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).);
  - 8) compliance with the Fire-Rescue Department comments: [All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).] and
  - 9) submission to the Planning Division and approval of two (2) copies of a revised PUD site plan prior to signing the Final Plat.

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 [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

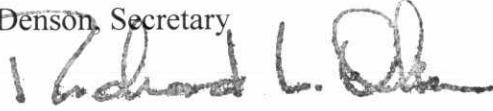
If you have any questions regarding this action, please call this office at 251-208-5895.

**Maritech Marine Subdivision, Phase 2**  
**June 23, 2015**

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", is written over the typed name of the signatory.

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 23, 2015

Maritech Marine & Industrial Services, Inc.  
2220 Michigan Avenue  
Mobile, AL 36615

**Re: 915 South Lawrence Street**  
(West side of Lawrence Franklin Connector at the West terminus of South Carolina Street).  
Council District 3  
**ZON2015-01298 (Planned Unit Development)**  
**Maritech Marine Subdivision, Phase 2**

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

At its meeting on June 18, 2015, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

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

- 1) **revision of the site plan to indicate a zero or 5'+ rear setback for the proposed new building;**
- 2) **revision of the site plan to provide parking calculations for the warehouse use;**
- 3) **if necessary, revision of the site plan to provide any additional parking required by the inclusion of the warehouse parking calculations;**
- 4) **revision of the site plan to include bumper stops and/or curbing for the parking area;**
- 5) **revision of the site plan to include a public sidewalk along the expanded Lawrence Franklin Connector street frontage of the site;**
- 6) **revision of the site plan to indicate a compliant dumpster or the placement of a note on the site plan stating that no dumpster will be utilized and refuse collection will either be curb-side or via private can collection services;**
- 7) **subject to the 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). Application and/or questions can be sent to [rightofway.permits@cityofmobile.org](mailto:rightofway.permits@cityofmobile.org). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. 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. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];

- 8) subject to the revised Traffic Engineering comments: (Site is limited to one curb cut for Lawrence Franklin Connector and one curb cut to South Lawrence Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 9) subject to the 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).];
- 10) compliance with the Fire-Rescue Department comments: [All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).];
- 11) submission to the Planning Division and approval of two (2) copies of a revised PUD site plan prior to signing the Final Plat; and
- 12) full compliance with all municipal codes and ordinances.

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary



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

Richard Olsen  
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.