



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 24, 2015

Don Williams
P. O. Box 16305
Mobile, AL 36616

Re: 2000 Old Shell Road
(Northwest corner of Old Shell Road and Tuscaloosa Street).
Council District 1
SUB2015-00112
Goulsby Subdivision
4 Lots / 0.7± Acre

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

At its meeting on November 19, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, and with a waiver of Sections V.D.2., V.D.3, and V.D.9. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Dedication of the corner radii at Old Shell Road and Tuscaloosa Street;**
- 2) **placement of a note on the Final Plate stating Lot 1 and Lot 4 are limited to one curb cut to Tuscaloosa St, and that Lots 2 and 3 are limited to one shared curb cut to Old Shell Road, with their sizes, locations and designs to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **retention of the 25' minimum building setback line along Tuscaloosa Street for Lot 1 and Old Shell Road for Lots 2-4, with the exception of the side street side yard setback for Lot 4, which shall comply with Zoning Ordinance regulations;**
- 4) **revision of the plat to label the lots with their sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **attainment of all necessary permits to either relocate or demolish the existing dwelling on the site, prior to signing of the Final Plat;**

- 6) compliance with Engineering comments: (The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A) Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the intersection of Old Shell Road and Tuscaloosa St. C) Provide and label the monument set or found at each subdivision corner. D) Show and label all flood zones. E) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G) Provide the Surveyor's Certificate and Signature. H) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I) The area along the south and west property line is receiving drainage from a public street and will require a drainage easement; the location, width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. J) 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. K) 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. L) 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. M) It is required that the applicant provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. N) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 7) compliance with Traffic Engineering comments: (Lot 1 and Lot 4 are limited to one curb cut to Tuscaloosa St, and Lots 2 and 3 are limited to one shared curb cut to Old Shell Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 8) 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
- 9) compliance with Fire 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).).

Goulsby Subdivision
November 24, 2015


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. 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: Mark Wattier Surveying
Mary Sue Goulsby