



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2017

Walter, LLC  
21 Soldier Route  
Spanish Fort, AL 36527

**Re:    3258 & 3262 Old Shell Road**  
          (Northeast corner of Old Shell Road and Furr Street.)  
          Council District 1  
          **SUB-000306-2017**  
          **Ingate Place Subdivision, Block 3, Resubdivision of Lots 4, 5, & 6**

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

At its meeting on December 7, 2017, the Planning Commission considered the above referenced subdivision application.

**After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:**

- 1) revision of the plat to label dedication of the corner radius with the 20' minimum dedication requirement per Section V.D.6. of the Subdivision Regulations;
- 2) retention of the lot's size labeled in square feet and acres, or provision of table providing the same information;
- 3) retention of the 25' minimum building setback line along Old Shell Road;
- 4) retention of the 20' minimum building setback line along Furr Street;
- 5) placement of a note on the Final Plat stating the lot is limited to one (1) curb cut to Old Shell Road and one (1) curb cut to Furr Street, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) compliance with Engineering comments: **(FINAL PLAT COMMENTS)** *(should be addressed prior to submitting the FINAL PLAT for review and/or 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) Provide and label the monument set or found at each subdivision corner. C) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D) Provide the Surveyor's Certificate and Signature. E) Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #75) LOT A will receive historical credit of existing (1984) impervious area towards storm water detention requirement per Mobile City*

*Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. G) 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. H) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I) Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*

- 7) compliance with Traffic Engineering comments: *(Lot is limited to one curb cut per frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 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 2015-116 and City Code Chapters 57 and 64.));*
- 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.));*
- 10) completion of the Subdivision process prior to the issuance of any permits for land disturbing or building activities; and,
- 11) compliance with all municipal codes and ordinances.

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 Planning and Zoning Department 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 Planning and Zoning Department 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.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By: 

Richard Olsen

Deputy Director of Planning & Zoning

cc: Byrd Surveying, Inc.