



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 25, 2018

White-Spunner Realty  
3201 Dauphin Street, S-A  
Mobile, AL 36606

**Re: 450 North Schillinger Road North**  
(East side of North Schillinger Road, 310'± South of Ziegler Boulevard).  
Council District 7  
**SUB-000530-2018**  
**SE Quad Subdivision**

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

At its meeting on June 21, 2018, the Planning Commission considered the above referenced subdivision application.

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

- 1) **Depiction and labeling of the minimum right-of-way width to Schillinger Road;**
- 2) **Retention of the 25' minimum building setback along Schillinger Road;**
- 3) **Provision of lot size information in both square feet and acres for proposed Lot 1;**
- 4) **Placement of a note on the Final Plat stating Lot 1 is limited to one curb cut, with any changes in the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **Retention of 20' sanitary sewer easement along Schillinger Road;**
- 6) **Placement of a note stating that no structure that is not associated with the easement shall be erected in any easement;**
- 7) **Depiction of the entire parent parcel labeled as "Future Development";**
- 8) **Removal of the proposed non-exclusive drive to Zeigler Boulevard;**
- 9) **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. Show and label each and every Right-Of-Way and easement. C. Add a signature block for the Traffic Engineer and City Engineer. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. G. 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. H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 10) Compliance with Traffic Engineering comments *(Lot is limited to one curb cut to be approved by Traffic Engineering and conform to AASHTO Standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 11) 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).); and*
- 12) Compliance with Fire Department comments and placement of a note *(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).*

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.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org).

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

**SE Quad Subdivision**  
**June 25, 2018**

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

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



Margaret Pappas

Deputy Director of Planning & Zoning

cc: Asarisi and Associates