



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 24, 2015

Russell Gay
5264 Old Shell Road
Mobile, AL 36608

Re: 5264 Old Shell Road
(North side of Old Shell Road at the North terminus of Westminster Way).
Council District 7
SUB2015-00131
Westminster Place Subdivision, Resubdivision of Lot 4 of the Resubdivision
of Lots 3 & 4
2 Lots / 0.5± 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, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Retention of the lot size information and the minimum building setback line on the Final Plat;**
- 2) **Removal of the side and rear setbacks from the Final Plat;**
- 3) **Placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb-cut to Old Shell Road, with any changes to the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 4) **Placement of a note on the Final Plat stating that Lot 2 is limited to one curb-cut to Old Shell Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **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. Correct the street name - Border Dr. E., and show existing house and edge of road on Old Shell Rd. C. Label the POB and POC listed in the written legal description. 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 SUBDIVISION PLAT stating the lots will be allowed to add the following amount of impervious area before storm water detention is required: LOT 1 - NONE, LOT 2 - NONE. 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 development, unless a sidewalk waiver is approved. I. Remove all references to the Mobile County Engineering Dept. J. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. K. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) Compliance with Traffic Engineering Comments (Each lot is limited to no more than one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards);*
- 7) 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*
- 8) 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).).*

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.

Westminster Place Subdivision, Resub. of Lot 4 of the Resub. of Lots 3 & 4
November 24, 2015

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen

Deputy Director of Planning

cc: Polysurveying & Engineering