



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 8, 2015

Metcalf & Company
Adam Metcalfe
P.O. Box 2903
Mobile, AL 36652

Re: 1924 East I-65 Service Road North
(East side of East I-65 Service Road North, 2/10± mile North of First Avenue).
Council District 1
SUB2015-00097
Cummins Subdivision
2 Lots / 8.7± Acres

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

At its meeting on September 3, 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) **Depiction of a 25' natural vegetative buffer park strip on Lot 2 along the Ruby Street right-of-way on the Final Plat;**
- 2) **Depiction of all easements on the Final Plat for both lots;**
- 3) **Retention of the lot size information and the minimum building setback line on the Final Plat;**
- 4) **Placement of a note on the Final Plat stating: No permanent structure(s) can be placed or constructed within any easement;**
- 5) **Placement of a note on the Final Plat stating: Lot 2 is denied access to Warsaw Avenue and the unopened right-of-way of Ruby Street;**
- 6) **Placement of a note on the Final Plat stating: Both lots are limited to the existing curb-cuts, with any changes to the size, design and location to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;**

- 7) 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 legible street names and label Ruby Street on the vicinity map. B. Show the existing lots for "Cummins Diesel Sales Corporation Commercial Subdivision" (MP 34, PG 34). C. Provide a legend as needed. D. 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. E. Show and label the wetlands boundary. City GIS shows a potential for wetlands on the east side of the proposed subdivision. F. Show and label each and every Right-Of-Way and easement, with any change to previously recorded easements (such as those recorded under the "Cummins Diesel Sales Corporation Commercial Subdivision" (MP 34, PG 34)) to be coordinated with the City Engineer. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. 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. L. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #66) the Lot(s) will receive historical credit of impervious area towards stormwater 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. M. 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. N. 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. O. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. P. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 8) Compliance with Traffic Engineering Comments (*Interstate 65 Service Road is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Access to unopened Ruby Street and Warsaw Avenue is denied. 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.);*

Cummins Subdivision
September 8, 2015

- 9) **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*
- 10) **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.

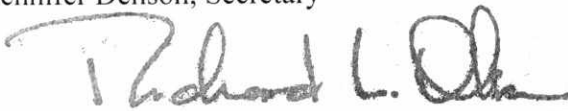
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.
Cummins Mid-South, LLC