



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 9, 2014

Maritech Marine & Industrial Services, Inc.
2220 Michigan Ave.
Mobile, AL 36615

Re: Case #SUB2014-00052
Maritech Marine Subdivision
915 South Lawrence Street
(West side of South Lawrence Street at the North terminus of South Carolina Street).
1 Lot / 0.2± Acre

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

At its meeting on June 5, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.B.9. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Placement of a note on the final plat stating that the lot is denied access to the remnant South Carolina Street and Interstate 10;**
- 2) **Placement of a note on the final plat stating that the lot is limited to two (2) curb-cuts to the Lawrence Franklin Connector (South Lawrence Street), and one curb-cut to the remnant South Lawrence Street, with the size, design and location of the curb-cut to be approved by Traffic Engineering and conform with AASHTO standards;**
- 3) **Depiction of the 25-foot minimum building setback line from the Lawrence Franklin Connector (South Lawrence Street) and South Carolina Street only (setback waived along Interstate 10 and the remnant of South Lawrence Street on the western boundary of the lot);**
- 4) **The labeling of the lot with its size in square feet;**
- 5) **Compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will***

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be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. B. 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. C. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information; D. Show and label the MFFE (Minimum Finished Floor Elevation) for LOT 1. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.);

- 6) Compliance with Traffic Engineering comments (Driveway number, 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).);**
- 8) Compliance with Fire comments (All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.);**
- 9) Approval of all applicable federal, state and local agencies regarding flood zone issues prior to the issuance of any permits or land disturbance activities; and**
- 10) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

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 travisz@cityofmobile.org.

Maritech Marine Subdivision

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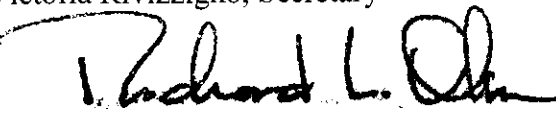
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

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

Richard Olsen
Deputy Director of Planning

cc: Rowe Surveying & Engineering Co. Inc.