THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 6, 2023

Patrick Garstecki
457 St. Michael Street
Mobile, Alabama 36602

Re: **400, 530, and 660 Dunlap Drive**
(West side of Dunlap Drive, ½± mile South of Austal Way).
Council District 2
SUB-002395-2023
Pinto Island Industrial Park Subdivision
Number of Lots / Acres: 3 Lots / 421± Acres
Engineer / Surveyor: Lawler and Company

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

At its meeting on March 2, 2023, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

1) **Depiction of the existing right-of-way of Dunlap Drive, and if necessary, dedication to provide 30-feet from the centerline;**
2) **Illustrate the 25-foot minimum building setback line along all rights-of-way, adjusted for dedication;**
3) **Retention of the lot size in square feet and acres on the Final Plat, adjusted for dedication;**
4) **Compliance with the 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 a different line weight for the PROPOSED subdivision boundary. C. Provide a detail for the area of LOT 1 near the south end of the Dunlap Drive Public ROW. This area is too cluttered and is illegible. D. Provide reference, on the map and the description, to a monumented corner. E. Provide and label the monument set or found at each subdivision corner. If the point is inaccessible, then provide reference points. F. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS**

***information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. G. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. H. Show and label all flood zones. New maps went into effect on June 5, 2020. I. Revise your flood zone note to include the VE flood zone. J. Show and label the VE and AE flood zones on the PLAT. K. Indicate if the proposed area labeled "Proposed 60' Private Road" is going to be a separate parcel (Private Road ROW) or an easement across LOTS 1 and 2. If it is road ROW, then the areas on the other side of the ROW should be shown as LOTS 4 and 5. The ROW or Easement must provide access to the ASPA parcel at the south end of the island. L. As shown on the 1984 aerial photos (FLIGHT 31 - #71), (FLIGHT 32 - #75), and (FLIGHT 32 - #76) LOTS 1, 2, and 3 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Applicant will need to coordinate with the City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. M. Add a note 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. N. Add a note 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. O. 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. P. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. Q. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. R. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.)**;

5) **Placement of a note on the Final Plat stating the Traffic Engineering comments:** ***(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.)***;
6) **Compliance with the 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.)***; **and**

7) **compliance with the Fire Department comments: (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings*.).**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **five** copies of the recorded plat (including instrument 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.

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: Margaret Pappas

Margaret Pappas
Deputy Director of Planning and Zoning