



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 16, 2015

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

Re: 915 South Lawrence Street
(West side of Lawrence Franklin Connector at the West terminus of South Carolina Street).
Council District 3
ZON2015-02361
Maritech Marine & Industrial Services, Inc.

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

At its meeting on November 5, 2015, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, the Planning Commission approved the above referenced application, subject to the following conditions:

- 1) removal of all portions of the foundation and building components encroaching into the State right-of-way prior to the issuance of any further development permits;
- 2) removal of all equipment and materials stored within the City right-of-way prior to the issuance of any further development permits;
- 3) placement of a note on the site plan stating that the site is limited to one (1) curb cut along Lawrence Franklin Connector, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) retention of the note on the site plan stating that the site is denied access to the remnant South Lawrence Street and South Carolina Streets and Interstate 10;
- 5) revision of the site plan to also indicate a City standard sidewalk along the short Lawrence Franklin Connector street frontage at the Northeast corner of the site;
- 6) retention of the note on the site plan stating that curbside trash pick will be used;
- 7) compliance with the Engineering comments: *[1. According to the FEMA flood map information, this property is located within a Special Flood Hazard Area. You will need to list the Minimum Finished Floor Elevation (MFFE) for each LOT. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-*

November 16, 2015

Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 4. The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];

- 8) compliance with the Traffic Engineering comments: *(Site is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.);*
- 9) 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 (State Act 61-929 and City Code Chapters 57 and 64).];*
- 10) 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. (2012 International Fire Code)];*
- 11) submission to the Planning Division and approval of two (2) copies of a revised PUD site plan prior to signing the Final Plat for Maritech Marine Subdivision, Phase 2; and
- 12) full compliance with all other municipal codes and ordinances.

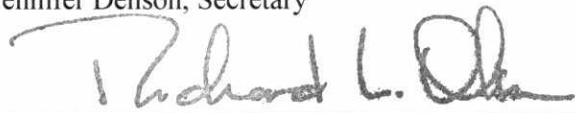
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Rowe Engineering & Consulting, Inc.