



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 13, 2015

Ben Stewart/Whatley-Stuart Builders
440 Azalea Road
Mobile, AL 36609

Re: Southwest corner of Old Shell Road and Blacklawn Street
Council District 2
SUB2015-00074
Whatley-Stuart Subdivision
2 Lots / 0.4± Acre

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

At its meeting on July 9, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, and with a waiver of Section V.D.2., the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) **approval of McGill-Toolen High School Subdivision, Revision and Addition to Lot 10 prior to signing the Final Plat for this subdivision;**
- 2) **recording of this subdivision prior to signing the Final Plat for McGill-Toolen Subdivision, Revision and Addition to Lot 10;**
- 3) **dedication to provide a 25' radius curve at the intersection of Old Shell Road and Blacklawn Street, if determined to be necessary by Traffic Engineering or Engineering;**
- 4) **placement of a note on the Final Plat stating that each lot is limited to one curb cut, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **labeling of each lot with its size in square feet and acres, with the size of Lot 1 revised for any required dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 6) **placement of a note on the Final Plat stating that all setbacks would be subject to the Historic District Overlay of the Zoning Ordinance if standard setbacks are not applied;**

- 7) placement of a note on the Final Plat stating that each lot is limited to a maximum of 50% site coverage by all structures;
- 8) subject to the Engineering comments: *[The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. The proposed subdivision, REVISION AND ADDITION TO LOT 10, MCGILL-TOOLEN HIGH SCHOOL, and PUD Site Plan for McGill-Toolen HS, shall be approved and accepted. B. 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. C. 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. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #73) the Lot(s) will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control), as follows: LOT 1 – NONE; LOT 2 –NONE. E. 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. F. Revise 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. G. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. H. Provide and label the monument set or found at each subdivision corner. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J. Provide the Surveyor's Certificate and Signature. K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. M. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];*
- 9) subject to the Traffic Engineering comments: *(Each lot is limited to one driveway, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 10) subject to 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) and;*
- 11) subject to 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).]*

Whatley-Stuart Subdivision
July 13, 2015

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.

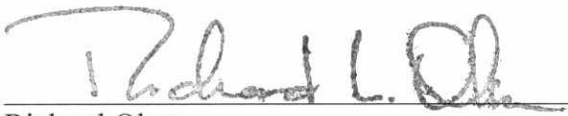
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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: Don Williams