



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 25, 2013

Illinois Central
17641 S. Ashland Avenue
Homewood, IL 60430

Re: Case #SUB2013-00125
Illinois Central Gulf Subdivision
900 Alabama State Docks Boulevard
(Northeast corner of Beauregard and Dekle Drive at the North terminus of Delchamps Drive).
2 Lots / 38.8± Acres

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

At its meeting on November 21, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) retention of the lot sizes in square feet and acres;
- 2) placement of a note stating that the development is limited to the existing curb cuts;
- 3) completion of the vacation of the various rights-of-way on the property prior to the signing of the Final Plat;
- 4) compliance with Fire Department 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.);
- 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 Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). b. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. c. Add a signature block for the Traffic Engineer. d. There are two (2) signature blocks for the County Engineer. One is labeled Mobile County Engineer. e. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. f. Provide larger street*

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name labels in the vicinity map. Include Dekle Dr and I-165. g. Some bearing/distance callouts show actual and record information; but the curve data does not indicate that there was a difference between the record and actual. Please clarify. h. Show and label the MFFE (Minimum Finished Floor Elevation) on LOT 1 and 2. i. Provide and label the monument set or found at each subdivision corner along the proposed interior lot line..”;

- 6) compliance with Traffic Engineering comments, “Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Access is limited to Beauregard Street as right-in/right-out only driveways, due to the elevated access to the state docks.”;
- 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) retention of the note on the Final 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;
- 9) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for floodzone issues, if any, prior to the issuance of any permits or land disturbance activities;
- 10) submittal of seven (7) copies of the recorded CN-Beauregard Industrial Park Final Plat; and
- 11) no new building or land disturbance permits to be issued for this site until a Planned Unit Development has been approved.

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.

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: 

Richard Olsen
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.