



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 20, 2015

Kleban Shed LLC
1189 Post Rd. Suite 3B
Fairfield, CT 06824

Re: 5753 Old Shell Road
(Southeast corner of Old Shell Road and Long Street).
Council District 6
SUB2014-00158
Shed Development Subdivision
2 Lots / 6.2± Acres

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

At its meeting January 15, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) **Provision of a corner radius at the southeast corner of Old Shell Road and Long Street, in compliance with Section V. D.6. of the Subdivision Regulations;**
- 2) **Dedication along Long Street, sufficient to provide 25' as measured from centerline, if necessary;**
- 3) **Long Street should be improved to City of Mobile standards at the time of development of each lot;**
- 4) **Revision of the lot size information and 25' minimum building setback line on the Final Plat to reflect any dedication;**
- 5) **Placement of a note on the Final Plat stating that site is limited to two curb cuts to Old Shell Road, and five curb cuts to Long Street, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards, with all unused curb-cuts removed and replaced with landscaped material;**
- 6) **Placement of a note on the Final Plat stating: *(Development of the site must comply with local, state and federal regulations regarding wetlands, floodways and flood zones.)*;**

- 7) Placement of a note on the Final Plat stating: *(Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*
- 8) Placement of a note on the Final Plat and compliance with Traffic Engineering Comments: *(Prior to the issuance of any land disturbance permits, a traffic impact study may be required to be submitted and approved by Traffic Engineering. Traffic Engineering approval of this site is contingent upon the construction by the developer/owner of all improvements (if any) identified in the study. The overall site is limited to two curb cuts to Old Shell Road, and five curb cuts to Long Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any driveway permits for Long Street are contingent upon improvements to roadway as needed to meet city standards. Any driveway permits for Old Shell Road are contingent upon the closure of the mid-block median cut adjacent to the site. All 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 Engineering Comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. 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. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #73) LOT 1 will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and LOT 2 will receive NONE. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. 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. E. Provide a written legal description or written clarification of the proposed boundary that matches the bearing and distance labels. F. Correct the N-S distance label from the POC to Parcel A to read in feet instead of inches. G. Show the tie from POC to POB for each parcel A – D; and label parcel A – D. H. Show and label all flood zones. I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. J. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. K. Provide the Surveyor's Certificate. L. Provide the Surveyor's, Owner's (notarized),*

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Planning Commission, and Traffic Engineering signatures. M. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

10) 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).); and*

11) 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

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: Byrd Surveying, Inc.