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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

October 9, 2013

CITY CLERK
LISA LAMBERT

Dean McCrary Motors
1525 E. I-65 Service Rd. S.
Mobile, AL 36606

Re: Case #SUB2013-00094
Dean McCrary Subdivision
1757 East I-65 Service Road South
(Northeast corner of East I-65 Service Road South and I-65 Commerce Drive).
1 Lot / 4.9± Acres

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

At its meeting on October 3, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Revision of the Final Plat to label the minimum existing right-of-way width of Interstate 65 adjacent to the site, with dedication if the existing width is not adequate;**
- 2) **Depiction of the 25-foot minimum setback line and lot size information on the Final Plat;**
- 3) **Compliance with Section IV.C.2. of the Subdivision Regulations;**
- 4) **Placement of a note on the Final Plat stating that the proposed lot should be limited to the existing curb-cut along East I-65 Service Road South with any changes to the size, design or location to be approved by ALDOT and Traffic Engineering and conform with AASHTO standards;**
- 5) **Placement of a note on the Final Plat stating: (*Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species*);**
- 6) **Compliance with Engineering Comments: (*The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, vicinity map, legend, scale, bearings and distances). b. Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and 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). c. Add a signature block and signature for the Owner (notarized), Surveyor, Planning Commission and Traffic*)**

Engineer. d. Revision of 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. e. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. f. Show and label each and every Right-Of-Way and easement. g. Provide and label the monument set or found at each subdivision corner. h. Provide the Surveyor's Certificate. i. 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. j. Add a note to the Plat that 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-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII.);

- 7) **Compliance with Traffic Engineering Comments:** *(I-65 East Service Road is an ALDOT roadway. Driveway number, size, location and design to be approved by ALDOT (Service Road only) and Traffic Engineering and conform to AASHTO standards. The developer and ALDOT will enter/have entered into an agreement regarding the temporary use of the existing driveways. Exact number of curb-cuts will be determined when the long range plan for the property has been developed.);*
- 8) **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));*
- 9) **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); and*
- 10) **Completion of the Subdivision process prior to any final inspections of the site**

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: M. Don Williams Development