

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 15, 2013

Port City Investors LLC  
P.O. Box 16167  
Mobile, AL 36616

**Re: Case #SUB2012-00110**  
**Burton-Pate Industrial Park Subdivision, Re-subdivision of Lots 1 and 2**  
5770 & 5780 I-10 Industrial Parkway North  
(Northwest corner of I-10 Industrial Parkway North and I-10 Industrial Parkway  
West)  
2 Lots / 1.7± Acre

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

At its meeting on February 7, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) illustration of the 25' minimum building setback line;
- 2) labeling of the lot size in square feet and acres;
- 3) revision of the street name to correctly read "I-10 Industrial Parkway North";
- 4) placement of a note that future development of the site will require full compliance with all municipal codes and ordinances;
- 5) compliance with Engineering comments (The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. A signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. 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). 4. Provide a drainage easement to contain any existing drainage ditch/swale. Size and location to be approved by the City Engineer. 5. Show approximate centerline of existing drainage ditch located near the NE corner. 6. The existing dumpster shall contain its own storm runoff, collect it in a central drain, and transport it to the Sanitary Sewer system, or, the existing

- dumpster shall be removed and curbside collection will be used and noted on the plat. 7. Add a note to the plat that any proposed dumpster(s) shall contain its own storm runoff, collect it in a central drain, and transport it to the Sanitary Sewer system.);
- 6) 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.);
  - 7) placement of a note on the Final Plat stating Lot A is limited to one curb cut to I-10 Industrial Parkway North, and Lot B is limited to existing curb cuts to I-10 Industrial Parkway North, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; and
  - 8) placement of a 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.

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 (DXF or DWG – AutoCAD 2007 compatible) 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](mailto: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: Rowe Surveying & Engineering Co., Inc.