



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 23, 2020

Rowe Engineering & Surveying  
35002 Laughlin Dr., Suite B  
Mobile, AL 36633

**Re: 4580 Shipyard Road**  
(West side of Shipyard Road, 730'± South of Crown Drive).  
Council District 4  
**SUB-001302-2020**  
**Creekline Subdivision, Eleventh Addition, Resubdivision of Lots 3 & 4**  
**Number of Lots / Acres:** 1 Lot / 4.5± Acres  
**Engineer / Surveyor:** Rowe Engineering & Surveying

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

At its meeting on July 16, 2020, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) provision of the lot size in square feet and acres;
- 2) retention of the 25' minimum building setback line along Shipyard Road;
- 3) retention of all easements on the site as depicted on the preliminary plat;
- 4) retention of the note stating that no structures may be built within an easement;
- 5) full compliance with the Traffic Engineering comments (*The site is limited to one driveway to Shipyard Road with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 6) full compliance with Engineering comments (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Show and label all flood zones. New maps went into effect on June 5,*

**2020. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Provide the Surveyor's and Owner's (notarized) signatures. E. The proposed subdivision receives drainage from a public street and will require a PUBLIC (Dedicated to the City of Mobile) drainage easement to include the top of bank (back slope) for the existing drainage ditch on the west side of Shipyard Rd. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #90) LOTS will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE. If the applicant submits a copy of an approved Mobile County Site Plan for the improvements shown on the plat then historical credit may be approved by the City Engineer. G. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. H. After all comments have been addressed email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. I. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);**

- 7) compliance with 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);**
- 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 2015-116 and City Code Chapters 57 and 64); and**
- 9) completion of the Subdivision process prior to issuance of building permits.**

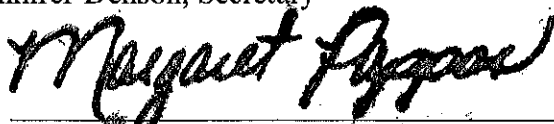
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Margaret Appas

Deputy Director of Planning and Zoning

cc: Robert Aultman



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 23, 2020

Rowe Engineering & Surveying  
35002 Laughlin Dr, Suite B  
Mobile, AL 36693

**Re: 4580 Shipyard Road**  
(West side of Shipyard Road, 730'± South of Crown Drive).  
Council District 4  
**SUB-SW-001305-2020**  
**3T's Trucking Container Division, LLC**  
Request to waive sidewalk along Shipyard Road.

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

At its meeting on July 16, 2020, the Planning Commission considered the above referenced request to waive the sidewalk along Cochrane Causeway.

**After discussion, the Planning Commission Approved the sidewalk waiver request along Shipyard Road.**

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:

  
Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Robert Aultman