



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 21, 2020

Wattier Surveying, Inc.
4321 Downtowner Loop N. Suite 201
Mobile, AL 36609

Re: 3160 Old Shell Road
(Northeast corner of Old Shell Road and Abrams Street)
Council District 1
SUB-001237-2020
Gulf Coast Underground, LLC Subdivision
Number of Lots / Acres: 1 Lot / 2.0± Acres
Engineer / Surveyor: Wattier Surveying, Inc.

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

At its meeting on April 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. revision of the Final Plat to illustrate a 25-foot minimum building setback along Old Shell Road and Abrams Street;
2. retention of the lot size labels in both square feet and acres on the Final Plat or the furnishing of a table on the Final Plat providing the same information;
3. placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement, if applicable;
4. compliance with the Engineering comments: *(FINAL PLAT 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. Provide and label the monument set or found at each subdivision corner. C. Add a street name (Old Shell Rd?) to the vicinity map. D. Show and label the POB. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. The Applicant shall review the 1984 aerial photo (FLIGHT 24 - #74) and coordinate with the Engineering-Permitting*

Dept. to determine the exact amount of historical credit that LOT 1 will receive. Engineering-Permitting Staff will then provide a note that will need to be added to the SUBDIVISION PLAT before the submittal of the Final Plat from review and signatures. G. 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. H. Add a note to the Plat stating # 2 SUB-001237-2020 - 4 - 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. I. 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. J. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the e red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.);

5. placement of a note on the Final Plat stating the Traffic Engineering comments: *(Site is limited to one curb cut to Abrams Street and one to Old Shell Road. Size, location, and design of any new cut, or changes to existing cuts, to be approved by Traffic Engineering and conform to AASHTO standards. 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.);*
6. compliance with the 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit);and*
7. compliance with the 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))*

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director of Planning and Zoning

cc: Gulf Coast Underground, LLC