



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 24, 2022

Charles Tisher
Clark Greer Latham & Associates
3901 Springhill Avenue
Mobile, Alabama 36608

Re: 4876 Fellowship Drive
(East termini of Executive Park Drive and Fellowship Drive, extending to Interstate 10).
Council District 4
SUB-002224-2022
Capital Tractor Subdivision
Number of Lots / Acres: 2 Lots/ 13.9± Acres
Engineer / Surveyor: Wattier Surveying, Inc.

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

At its meeting on October 20, 2022, the Planning Commission considered the above referenced Subdivision application.

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

- 1) **Retention of the right-of-way widths of Executive Park Drive and Fellowship Drive on the Final Plat;**
- 2) **Either dedication along Interstate 10 to provide 175-feet to the centerline of Interstate 10 on the Final Plat, or depiction that such exists currently;**
- 3) **Placement of the 25-foot minimum building setback line along all street frontages on the Final Plat;**
- 4) **Placement of a note on the Final Plat stating that no structures shall be constructed in any easement without permission of the easement holder;**
- 5) **Compliance with the 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. Add CMS to the legend. C. Provide the recording data for the existing Ingress-Egress Easement on LOT 2. D. There is a portion of Fellowship Drive on LOT 2 that is listed as City maintained. The subdivision should dedicate adequate ROW on LOT 2 to the City of Mobile for the road and an adequate turnaround. E. Dedicate ROW at the eastern terminus of the Fellowship Dr ROW to provide adequate turnaround.; or provide*)**

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adequate ROW to the City of Mobile to connect to Fellowship Drive. F. Dedicate ROW at the eastern terminus of the Executive Park Dr ROW to provide adequate turnaround; or provide adequate ROW to the City of Mobile to connect to Fellowship Drive. G. Show and label each and every Right-Of-Way and easement. H. Label the adjoining property Owners. I. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos LOTS 1 and 2 will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Applicant will need to coordinate with the City Engineering Permitting Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. J. Add a note 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. K. Add a note 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. L. 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. M. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. N. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. O. 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 prior to obtaining any signatures. No signatures are required on the drawing.

- 6) Placement of a note on the Final Plat stating the Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);**
- 7) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and**
- 8) Compliance with the Fire-Rescue 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).**

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After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **five** copies of the recorded plat (including instrument number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@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: 

Margaret Pappas
Deputy Director of Planning and Zoning