



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2016

VP Corporation
P. O. Box 9726
Mobile, AL 36691

Re: 951 South Conception Street
(East side of South Conception Street, 225'± South of North Carolina Street).
Council District 3
SUB2015-00148
V P Subdivision
1 Lot / 3.3± Acres

Dear Applicant(s):

At its meeting on February 18, 2016, the Planning Commission considered the above referenced subdivision.

After discussion and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that Lot 1 is limited to two curb cuts and Lot 2 is limited to one curb cut to South Conception Street (radius of drive for Lot 2 shall not extend into railroad right-of-way or beyond the southern lot line), and denied access to all other abutting rights-of-way;
- 2) the interior lot line between Lots 1 and 2 be adjusted to such that the radii of the drive for Lot 2 shall not extend into railroad right-of-way or beyond the southern lot line;
- 3) shared access and cross access between lots are subject to an approved Planned Unit Development;
- 4) compliance with Engineering comments: (The following 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) Show the location, width, and purpose of existing and proposed easements. C) Label the bearings and

- distances as "RECORD" or "ACTUAL". D) Show and label all flood zones. E) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F) Provide and label the monument set or found at each subdivision corner. G) Provide a legible legend. H) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I) Provide the Surveyor's Certificate and Signature. J) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K) 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. L) Add a note to the Plat stating 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. M) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. N) Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. O) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 5) compliance with Traffic Engineering comments: (Site is limited to two curb cuts to South Conception Street, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 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).);
 - 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) provision of a revised PUD site plan, if necessary, prior to the signing of the Final Plat; and
 - 9) depiction of a 25 foot minimum building setback line along the CSX Railroad mainline right-of-way, where Lot 2 abuts the railroad, to accommodate a proposed major street.

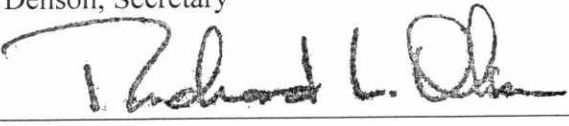
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (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 marine.karapetyan@cityofmobile.org. If you have any questions regarding this action, please call this office at 251-208-5895.

V P Subdivision
February 23, 2016

Sincerely,

MOBILE CITY PLANNING COMMISSION
Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.