



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 08, 2014

Marine & Industrial Supply  
P.O. Box 2185  
Mobile, AL 36652

**Re: 150 Virginia Street**  
(Northeast corner of Virginia Street and South Conception Street).  
Council District 2  
**SUB2014-00140**  
**Marine & Industrial Supply Subdivision**  
1 Lot / 2.5± Acres

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

At its meeting on December 04, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) dedication of the corner radii at Conception Street and Virginia Street per Section V.D.6. of the Subdivision Regulations;
- 2) placement of the lot size in square feet and acres;
- 3) placement of a note on the plat stating that the site is limited to the existing curb cuts, with the size, design and location to be approved by Traffic Engineering, and to comply with AASHTO standards;
- 4) depiction of the 25ft-minimum building setback along all frontages after dedication for radius;
- 5) compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: 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. 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. Provide*

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*legible street names in the vicinity map. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*

- 6) *compliance with Traffic Engineering comments (Site is limited to two curb cuts to S Conception St, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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 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 61-929 and City Code Chapters 57 and 64).);*
- 8) *compliance with Fire 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.); and*
- 9) *completion of the Subdivision process prior to any application for permits.*

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](mailto:marine.karapetyan@cityofmobile.org).

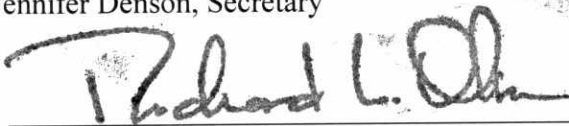
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning

cc: Hutchinson, Moore & Rauch, LLC