



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 9, 2018

Canfor Southern Pine, Inc.
c/o D. Trice Stabler
11 N. Water Street, St. 24290
Mobile, AL 36602

Re: 840 Dumaine Road
(Southeast corner of Dumaine Road and Conception Street Road).
Council District 2
SUB-000399-2018
Saunders Subdivision, Resubdivision of Lot 1

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

At its meeting on March 1, 2018, the Planning Commission considered the above referenced subdivision application.

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

- 1) submission of a Planned Unit Development application by March 7, 2018, for the April 5, 2018 meeting;**
- 2) retention of the minimum 50' right-of-way along Dumaine Road;**
- 3) revision of the plat to illustrate dedication sufficient to provide 50' from the centerline of Conception Street Road;**
- 4) placement of a note on the Final Plat stating Lots 1 and 2 are denied access to Treatment Plant Road;**
- 5) retention of the lot sizes in both square feet and acres on the Final Plat, or provision of a table on the Final Plat providing the same information, adjusted for any required dedication;**
- 6) retention of the 25' minimum building setback line along all street frontages on the Final Plat, adjusted for any required dedication;**
- 7) placement of a note on the Final Plat stating that Lot 1 is limited to one (1) curb cut to Dumaine Road and two (2) curb cuts to Conception Street Road, and that Lot 2 is limited to two (2) curb cuts to Dumaine Road, with any**

- changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) 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. 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, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photos Lots 1 & 2 will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. (Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the FINAL PLAT for signature.) F) 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. G) 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. H) 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. I) Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 9) compliance with Traffic Engineering comments: (*Lot 1 is limited to one curb cut to Dumaine Road and two curb cuts to Conception Street Road. Lot 2 lot is limited to two curb cuts to Dumaine Road. Access to Treatment Plant Road is denied until such time that the roadway is improved to City standards. Driveway 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.);*
- 10) compliance with Urban Forestry comments: (*Property to be developed in compliance with state and local laws that pertain to tree preservation and*

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- protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64.);*
- 11) 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).);**
 - 12) compliance with all applicable federal, state and local environmental regulations;**
 - 13) completion of the Subdivision process prior to the approval of any land disturbing or building activities; and,**
 - 14) compliance with all applicable Codes and Ordinances.**

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 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.

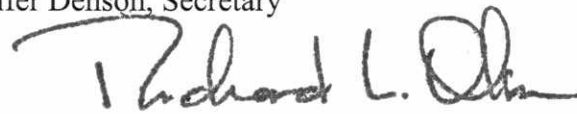
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____



Richard Olsen

Deputy Director or Planning & Zoning

cc: Marine Systems, Inc.
Lawler and Company