



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 8, 2016

Barton & Shumer Engineering, LLC
ATTN: David Shumer
4373 Downtowner Loop South, Suite B
Mobile, AL 36609

Re: 834 South Conception Street
(West side of Conception Street, 125'± North of Maryland Street, extending to the East side of South Franklin Street).
Council District 2
SUB2016-00071
Prism Systems Subdivision
1 Lot / 0.8± Acre

Dear Applicant(s):

At its meeting on August 4, 2016, 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 along South Conception and South Franklin Streets;
- 2) Revision to depict the 25' minimum building setback line along South Conception and South Franklin Streets;
- 3) Retention of the lot size information in both square feet and in acres;
- 4) Placement of a note on the Final Plat stating the site is limited to two curb cuts to South Conception Street and one curb cut to the opened portion of Franklin Street with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) Compliance with 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 a vicinity map. C. Clarify the legend or revise the line type for the 54" concrete SS pipe along Conception St. D. Check and revise the boundary label or written description for the distance shown for the westernmost leg of the north property line. E. According to the City GIS a small corner of the lot is located within the AE flood zone. Show and label the boundary line between the AE and X (shaded) flood zones. F. Add "AE" to the flood zone note, as applicable. G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. 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. J. 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. K. 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. L. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. M. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);

- 6) Compliance with Traffic Engineering comments (The site is limited to two curb cuts to South Conception Street and one curb cut to the opened portion of Franklin Street with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Redevelopment of the site will require improved driveways, sidewalk construction, and removal of parking within the right-of-way. 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.);*
- 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 2015-116 and City Code Chapters 57 and 64).); and*
- 8) Compliance with Fire Department comments and placement of a note (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).*

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.

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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.

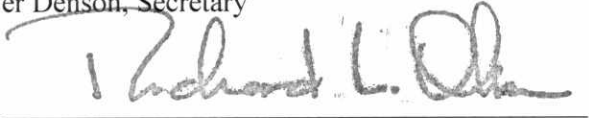
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Keith A. Jones
Lawler and Company