

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 09, 2013

Marine & Industrial Supply Company, Inc
P.O. Box 2186
Mobile, AL 36652

Re: Case #SUB2013-00013
Marine & Industrial Supply Subdivision
North side of North Carolina Street at the North terminus of Conception Street.
1 Lot / 1.0± Acre

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

At its meeting on April 4, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **retention of the labeling of the lot size in square feet, or provision of a table on the Final Plat with the same information;**
- 2) **placement of a note on the Final Plat stating that the lot is limited to two curb cuts to North Carolina Street, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **placement of a note on the Final Plat stating that the lot is denied access to Virginia Street;**
- 4) **placement of a note on the Final Plat stating that the lot is denied access to the Main Line Street right-of-way under the bridge;**
- 5) **revision of the plat to depict the 25' minimum building setback line along all street frontages;**
- 6) **placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required regarding flood zone issues prior to the issuance of any permits or land disturbance activities;**
- 7) **placement of a note on the Final Plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;**
- 8) **subject to the Engineering comments: [1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block**

- and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045]; and
- 9) full compliance with all municipal 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 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 (DXF or DWG – AutoCAD 2007 compatible) 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 travisz@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Benton Land Company, LLC
Byrd Surveying, Inc.