



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 21, 2014

The University of South Alabama
C/o Owen Bailey
1700 Center Street
Mobile, AL 36604

Re: Case #SUB2014-00077

USA POB Subdivision

Area bounded by Spring Hill Avenue, USA Childrens' & Womens Parkway, Center Street, Lyons Park Avenue, Lucy Street and a portion of Lambert Street also; interior streets Hill Street, a portion of Lambert, Street, and Sadie Street. [all to be vacated].

4 Lots / 16.5± Acres

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

At its meeting on July 17, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.8 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Dedication of a corner radius at the intersection of Lyons Park Avenue and Center Street; Lyons Park Avenue and Lucy Street; and Lucy Street and Lambert Street on the Final Plat;**
- 2) **Revision of the lot size information and the minimum building setback line to reflect dedication, and be retained elsewhere on the Final Plat;**
- 3) **Placement of a note on the Final Plat stating that no permanent structures can be constructed in any easement;**
- 4) **Placement of a note on the Final Plat stating: *(Development of the site must comply with local, state and federal regulations regarding flood zones.);***
- 5) **Placement of a note on the Final Plat stating: *(Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);***

- 6) Placement of a note on the Final Plat stating: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 7) 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. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any future addition(s) and/or land disturbing activity. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #72) LOTS 2, 3, and 4 may receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. C. 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. D. Provide dedication of the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 4 (Center St. and Lyons Park Ave.), and the southeast corner of LOT 2 (Lyons Park Ave. and Lucy St.). 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. Add a minimum 15 ft. wide access easement parallel to the existing drainage ditch and easement; and an access point off of the southern portion of Lambert St. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. Add a note that sidewalk is required to be constructed or repaired along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. L. Show the recording information for the vacated ROW and alleys. Clarify the labeling of "...to be vacated" shown on the plan and "...now vacated..." shown in part of the legal description. M. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 8) Compliance with Traffic Engineering Comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 9) Compliance with Urban Forestry Comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and*

West Point Plaza Subdivision

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protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);

- 10) Compliance with Fire Department 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.);*
- 11) Provision of a turnaround at the intersection of Lucy and Lambert Streets, in compliance with the 2009 IFC;**
- 12) Revision of the lot size information and the minimum building setback line to reflect dedication, and be retained elsewhere on the Final Plat; and**
- 13) Completion of the Street Vacation process prior to the signing of the Final Plat.**

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 travisz@cityofmobile.org.

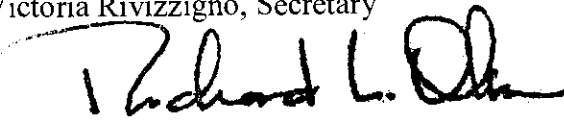
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen

Deputy Director of Planning

cc: Wattier Surveying, Inc.