

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 22, 2006

Saunders Engine & Equipment Co.  
840 Dumaine Rd.  
Mobile, AL 36610

**Re: Case #SUB2006-00203 (Subdivision)**

**Saunders Subdivision**

West side of Conception Street Road, extending from Dumaine Road to  
Treatment Plant Road.

1 Lot / 5.6± Acres

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

At its meeting on September 21, 2006, the Planning Commission waived Section V.B.14 and approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 50 feet, as measured from the centerline of Conception Street Road;**
- 2) placement of a note on the site plan and plat stating that the site is limited to a total of three curb-cuts, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) revision of the site plan and plat to comply with Section V.D.6. of the Subdivision Regulations;**
- 4) revision of the site plan and plat to reflect Engineering comments (*Show delineation of the AE and other flood zones on the final plat. The minimum finished floor elevation much be shown on each lot affected by the AE flood zone. If the ditch shown conveys public water, a drainage easement will be required from the top-of-bank to top-of-bank plus 15 feet on one side to allow for maintenance vehicles. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.*);**
- 5) revision of the plat to depict the required 25-foot minimum building setback line along Dumaine and Conception Street Roads, and a 10-foot minimum building setback along Treatment Plant Road; and**

**Saunders Subdivision**  
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**6) revision of the site plan and plat to show a graphic scale and North arrow.**

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 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](mailto: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: Frank A. Dagley & Associates, Inc

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 22, 2006

Saunders Engine & Equipment Co.  
840 Dumaine Rd.  
Mobile, AL 36610

**Re: Case #ZON2006-01873 (Planned Unit Development)**

**Saunders Subdivision**

West side of Conception Street Road, extending from Dumaine Road to Treatment Plant Road.

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

At its meeting on September 21, 2006, the Planning Commission considered for Planned Unit Development the site plan to allow two office/warehouse buildings on a single building site.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 50 feet, as measured from the centerline of Conception Street Road;**
- 2) **placement of a note on the site plan and plat stating that the site is limited to a total of three curb-cuts, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) **revision of the site plan and plat to comply with Section V.D.6. of the Subdivision Regulations (intersection corners);**
- 4) **revision of the site plan and plat to reflect Engineering comments (*Show delineation of the AE and other flood zones on the final plat. The minimum finished floor elevation much be shown on each lot affected by the AE flood zone. If the ditch shown conveys public water, a drainage easement will be required from the top-of-bank to top-of-bank plus 15 feet on one side to allow for maintenance vehicles. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.* );**

- 5) revision of the site plan to show all parking spaces as being provided within the subdivision boundaries, and revision of the site plan to show maneuvering and aisle areas in the new parking lot that comply with AASHTO standards;
- 6) revision of the site plan and plat to depict the required 25-foot minimum building setback line along Dumaine and Conception Street Roads, and a 10-foot minimum building setback along Treatment Plant Road;
- 7) revision of the site plan to depict compliance with the tree and landscaping requirements of the Zoning Ordinance;
- 8) depiction of any dumpster locations on the site plan;
- 9) revision of the site plan and plat to show a graphic scale and North arrow;
- 10) provision of a revised site plan to the Planning Section of Urban Development prior to the signing and recording of the final plat;
- 11) completion of the Subdivision process; and
- 12) full compliance with all other municipal codes and ordinances.

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