



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 11, 2019

MFBS Corporation
Trice Stabler
11 N Water St Ste 24290
Mobile, AL 36602

Re: 2050 Conception Street Road
(Southeast corner of Conception Street Road, and Bay Bridge Road).
Council District 2
SUB-000815-2019
Canfor Mobile Subdivision, Phase 1

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

At its meeting on February 7, 2019, the Planning Commission considered the above referenced subdivision.

This application is recommended for Tentative Approval subject to the following conditions:

- 1) completion of the Vacation process for McGowin Avenue prior to signing the Final Plat;
- 2) provision of a 25' minimum building setback line from the relocated Bay Bridge Road and the Canadian National Railroad right-of-way;
- 3) revision of the plat to illustrate a 50' minimum building setback line along Conception Street Road as measured from any required frontage dedication;
- 4) retention of the lot size labels in both square feet and acres on the Final Plat, revised for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement;
- 6) compliance with the 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. Add Bay Bridge Rd. to the vicinity map. C. Either include the recording information for the approved vacation of the portion of McGowin Avenue marked as "TO BE VACATED" or show and label the existing McGowin Avenue ROW and dedicate 25' radii at the intersection with Conception Street Road. D. Review and revise the written legal description to include all of the written bearing and distances. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. The existing McGowin Ave ROW contains existing drainage structures that may be carrying public water from Bay Bridge Rd. Any existing drainage should remain and be placed within a public DRAINAGE EASEMENT; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer prior to submitting the Plat for signatures. G. 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. H. Add a note to the Plat*

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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. I. 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. J. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. K. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.];

- 7) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Each lot is limited to two curb cuts per street frontage. Size, location and design to be approved by Traffic Engineering (and ALDOT if applicable) and conform to AASHTO standards. Additional setback of driveway from railroad right-of-way may apply on Bay Bridge Road. 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.);*
- 8) compliance with the 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*
- 9) compliance with the 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)].*


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

Ms. Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

cc: Lawler & Company
Scotch & Gulf Lumber, LLC
Wayne A. Baldwin II