



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 8, 2019

E. Simms, LLC
2566 North Crescent Drive
Mobile, AL 36605

Re: 1952 & 1958 Ryders Lane and 2304 Old Military Road
(Northwest corner of Old Military Road and Ryders Lane).
Council District 3
SUB-001056-2019
Johnson Corner Subdivision
Number of Lots / Acres: 3 Lots / 1.1± Acre

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

At its meeting on October 3, 2019, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission waived Sections V.D.2. and V.D.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) provision of dedication sufficient to provide 30 feet as measured from the centerline of both Old Military Road and Ryders Lane;
- 2) provision of a corner radius in compliance with Section V.D.6. of the Subdivision Regulations at the Northwest corner of Old Military Road and Ryders Lane;
- 3) revision of the minimum building setback for Lot three (3) adjusted for dedication;
- 4) retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required radius dedications, or the furnishing of a table on the Final Plat providing the same information;
- 5) compliance with the 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 distance and bearing between the POC and POB. C. Show and*

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- label the POB. D. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT 2 to the City of Mobile, and list the amount of dedicated acreage. E. Show and label all flood zones. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. **ACCORDING TO THE PRELIMINARY 2019 FEMA MAP THIS PARCEL IS PROPOSED TO BE LOCATED WITHIN IS AN AE AND X (SHADED) FLOOD ZONE WHEN THE MAPS ARE ADOPTED AND BECOME EFFECTIVE. ANY CHANGE TO A FLOOD ZONE MAY NECESSITATE ADDITIONAL CITY OF MOBILE CODE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, ENFORCEMENT OF THE BASE FLOOD ELEVATION.** 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. 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. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. O. After addressing all of the FINAL SUBDIVISION PLAT review comments 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. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet."
- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: "(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO Standards.);";
- 7) 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];" and
- 8) 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).]"

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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: Erdman Surveying, LLC