



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2016

Monika R. Baldwin
3620 Bay Front Road
Mobile, AL 36605

Re: 3516 Bay Front Road
(West side of Bay Front Road, 685'± North of Hannon Road extending to the East side of Parker Lane).
Council District 3
SUB2016-00088
Alayna's Shoreline Subdivision
2 Lots / 13.4± Acres

Dear Applicant(s):

At its meeting on September 15, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Sections V.D.1, and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the request, subject to the following conditions:

- 1) revision of the plat to dedicate 30' from the centerline of Parker Lane along Lot 1;
- 2) placement of a note on the Final Plat stating that Lot A is limited to one curb cut to Parker Lane, and Lot B is limited to one curb cut on either side of Bay Front Road, with any changes in their sizes, designs, or locations to be approved by Traffic Engineering and conform to AASHTO standards.
- 3) retention of the lot sizes in both square feet and acres on the Final Plat, or furnishing of a table on the Final Plat providing the same information;
- 4) revision of the plat to illustrate a 25' minimum building setback line along all street frontages;
- 5) placement of a note on the Final Plat stating no dwelling may be constructed on the portion of Lot B East of Bay Front Road;

- 6) compliance with 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) Add legible street names to the vicinity map. C) Show the east end of Parker Lane ROW and existing parcels adjacent to the north line of LOT A. D) Review and revise the written legal description. Check the labeling and limits of existing LOT 2 and the use of it in the written description. E) Add all written bearings in the written legal description to the map. F) Label the POC and POB of each parcel. G) Check the callout for the distance across Bay Front Rd. Written value doesn't match the map. H) Provide reference monumentation along the East side of LOT B. I) Dedicate ROW along Parker Lane as required (approximately 10') to match the Channel View Subdivision to the south and a corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the Northwest corner of LOT A. J) Show and label all flood zones. K) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. L) Provide and label the monument set or found at each subdivision corner. M) Show and label the existing monumentation for the northwest corner of Channel View Subdivision that lies along the south property line of the proposed subdivision. N) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. O) Provide the Surveyor's Certificate and Signature. P) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. Q) 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. R) 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. S) 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. T) Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. U) After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);
- 7) compliance with Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 8) compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and

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protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).);

- 9) **compliance with 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).);*
- 10) **completion of the subdivision process prior to any requests for new construction; and**
- 11) **compliance with all applicable 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 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 marine.karapetyan@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Byrd Surveying, Inc.