



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 16, 2015

Charles B. Archer
1004 Bristol Court
Mobile, AL 36608

Re: 3709 Demetropolis Road
(Northeast corner of Demetropolis Road and Halls Mill Road).
Council District 4
Case #SUB2015-00128 (Subdivision)
Archers Halls Mill Corner Subdivision
2 Lots / 5.9± Acres

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

At its meeting on November 5, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of the corner radii at Demetropolis Road and Halls Mill Road, if necessary, per Section V.D.6. of the Subdivision Regulations, to be coordinated with Traffic Engineering;**
- 2) **placement of a note on the Final Plat stating that Lots 1 and 2 are limited to one curb cut each to Halls Mill Road, that Lot 1 is limited to one curb cut to Demetropolis Road, and that Lot 2 is limited to two curb cuts to Demetropolis Road, with their sizes, locations, and designs to be approved by Traffic Engineering and conform to AASHTO standards.;**
- 3) **retention of the 25' minimum building setback line along all frontages;**
- 4) **retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information, adjusted for any required dedication;**
- 5) **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) 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. Provide existing topographic information including 2' contours and existing drainage conditions. B) Provide a written legal description for the proposed subdivision and matching bearing and distance labels. C) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D) Show and label each and every Right-Of-Way and easement. E) Provide and label the monument set or found at each subdivision corner. F) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H) The area along the east side of the property line is located within a flood zone. It is requested that a drainage easement be dedicated along the northeast corner of LOT 2. The width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. 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 SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #92) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. K) 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. L) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. M) Remove the Mobile County Engineering Department maintenance statement. N) Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. O) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 6) compliance with Traffic Engineering comments: (Each lot is limited to one curb each to Halls Mill Road. Lot 1 is limited to one curb cut to Demetropolis Road, and Lot 2 is limited to no more than two curb cuts to Demetropolis Road. Driveway size, location and design to be approved by Traffic Engineering and

Archers Halls Mill Corner Subdivision

November 16, 2015

conform to AASHTO standards. 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.);

- 7) **compliance with 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 61-929 and City Code Chapters 57 and 64).);*
- 8) **compliance with Fire Department comments:** *(Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).);*
- 9) **completion of the subdivision process prior to any requests for new construction.**

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.

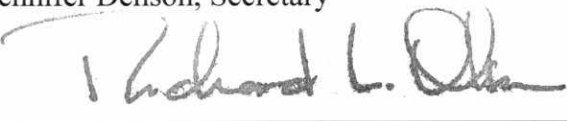
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Polysurveying & Engineering



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 16, 2015

Charles B. Archer
1004 Bristol Court
Mobile, AL 36608

Re: 3709 Demetropolis Road
(Northeast corner of Demetropolis Road and Halls Mill Road).
Council District 4
Case #ZON2015-02364 (Sidewalk Waiver)
Charles B. Archer

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

At its meeting on November 5, 2015, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

The Planning Commission denied the request for waiver of the sidewalks along Demetropolis Road and Halls Mill Road.

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: _____

Richard Olsen
Deputy Director of Planning

cc: Polysurveying & Engineering