



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 11, 2019

Wayne Curry
2812 Woodland Rd
Mobile, AL 36693

Re: 3800 Scenic Drive
(West side of Scenic Drive, 2/10 mile± South of Harbor View Court).
Council District 3
SUB-000812-2019
Riverview Subdivision Resubdivision of Lot 13, Replat of Lot 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) Retention of the 50' right-of-way width along Scenic Drive;
- 2) Retention of the 25' minimum building setback along Scenic Drive;
- 3) Removal of the note regarding the 5' additional right-of-way dedication along Scenic Drive;
- 4) Retention of lot size information in both square feet and acres;
- 5) Placement of a note on the Final Plat stating the following Traffic Engineering comments: "*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*";
- 6) Compliance with 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. Delete the note "25' ADDITIONAL R.O.W RESERVED FOR FUTURE PURCHASE BY CITY OF MOBILE..." from the FINAL PLAT. C. Show and label the existing ROW and the property that is being dedicated as Public ROW. D. Delete "LOW AREA (PER GIS)" or define in a note or LEGEND. E. National Wetlands Inventory (NWI) mapping, as shown on the City of Mobile GIS information, indicates that there is potential for wetlands within the property shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. F. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. G. Show and label all flood zones. The proposed lot currently lies in an AE (el. 10) flood zone. The proposed "preliminary" FEMA maps (proposed to go into effect sometime in 2019) indicate that the flood zones located on this lot are proposed to be VE (el 14) and AE (el 11). For additional information go to <https://alabamaflood.com/map> or <https://maps.cityofmobile.org/arcgis/apps/webappviewer/index.html?id=29dd9da2bfa34338b884fc216ada0>

999&level=2 H. Show and label the MFFE (Minimum Finished Floor Elevation) on LOT 1-A. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. 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. 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 new development or construction, unless a sidewalk waiver is approved. M. 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. N. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. O. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. P. 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) 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 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 Fire Department comments and placement of a note (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: Polysurveying