



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 6, 2019

City of Mobile Board of Water & Sewer Commissioners
4725 Moffett Road
Mobile, AL 36618

Re: 4621 Dauphin Island Parkway & 4601 Park Road
(East side of Dauphin Island Parkway, 505'± South of Alba Avenue extending to the South terminus of Park Road).
Council District 3
SUB-000918-2019 (Subdivision)
Ziebach Subdivision
3 Lots / 30.6± Acres

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

At its meeting on June 6, 2019, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) dedication to provide 60' right-of-way for Park Road, if required by the Engineering Department, or such time as Park Road is extended further into the currently proposed Lot 1;
- 2) retention of the 25' minimum building setbacks for proposed Lots 1 and 3 on the Final Plat;
- 3) retention of the 10' minimum building setbacks for proposed Lot 2 on the Final Plat;
- 4) retention of the lot size in both square feet and acres, 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 not associated with the purpose of the easement 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 street names to the vicinity map, specifically Park Road. C. Provide a bearing and distance

label between the two (2) reference monuments set along Mobile Bay. D. Revise NOTE #6 from "...EASEMENT #2..." to "...SANITARY SEWER EASEMENT #2..." E. Remove the NOTE requesting a 10' building setback line from the Final Plat. F. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties 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. G. 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. H. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Add a note to the SUBDIVISION PLAT stating that according to the preliminary 2019 FEMA map this parcel is proposed to be located within is an X (shaded), AE (11), AE (12), and VE (14) 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. K. 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. L. 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. M. 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. N. 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. O. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. P. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. Q. 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: (Dauphin Island Parkway (AL Highway 163) is an ALDOT maintained roadway. Each lot is limited to one curb cut per street frontage with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards.);*
- 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). 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*

Ziebach Subdivision
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- 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: McCrory & Williams, Inc



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 7, 2019

City of Mobile Board of Water & Sewer Commissioners
4725 Moffett Road
Mobile, AL 36618

Re: 4621 Dauphin Island Parkway & 4601 Park Road
(East side of Dauphin Island Parkway, 505'± South of Alba Avenue extending to the South terminus of Park Road).
Council District 3
PA-000919-2019 (Planning Approval)
Zeibach Subdivision

Dear Applicant(s):

At its meeting on June 6, 2019, the Planning Commission considered Planning Approval to allow an existing pumping station in an R-1, Single-Family Residential District (Proposed Lot 2).

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) any future alterations to the lot will require new Planning Approval;
- 2) compliance with Engineering comments: *(Due to the proposed subdivision, one of the two (2) existing 911 addresses may need to be assigned to LOT 2. Please contact the Engineering Department (208-6216) to discuss the options. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 3. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior*

June 7, 2019

to beginning any of the construction work. 4. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 5. 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. 6. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 7. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 8. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 3) provision of three (3) revised site plans prior to signing of the Final Plat and issuance of Permits; and
- 4) full compliance with all municipal codes and ordinances.

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: BERT HOFFMAN
Margaret Pappas
Deputy Director of Planning and Zoning

CC: McCrory & Williams, Inc



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Re: 4621 Dauphin Island Parkway & 4601 Park Road
(East side of Dauphin Island Parkway, 505'± South of Alba Avenue extending to the South terminus of Park Road).
Council District 3
PA-000920-2019 (Planning Approval)
Zeibach Subdivision

Dear Applicant(s):

At its meeting on June 6, 2019, the Planning Commission considered Planning Approval to allow an existing pumping station in an R-1, Single-Family Residential District (Proposed Lot 3).

After discussion, the Planning Commission approved the request, subject to the following conditions:

- 1) any future alterations to the lot will require new Planning Approval;
- 2) compliance with Engineering comments: *(Due to the proposed subdivision, one of the two (2) existing 911 addresses may need to be assigned to LOT 3. Please contact the Engineering Department (208-6216) to discuss the options. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 3. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior*

June 7, 2019

to beginning any of the construction work. 4. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 5. 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. 6. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 7. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 8. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);

- 3) provision of three (3) revised site plans prior to signing of the Final Plat and issuance of Permits; and
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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:



Margaret Pappas
Deputy Director of Planning and Zoning

CC: McCrory & Williams, Inc



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 7, 2019

City of Mobile Board of Water & Sewer Commissioners
4725 Moffett Road
Mobile, AL 36618

Re: SUB-SW-000921-2019 (Sidewalk Waiver)
City of Mobile Water & Sewer Commissioners
Request to waive construction of a sidewalk along Park Road.

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

At its meeting on June 6, 2019, the Planning Commission considered the above referenced request to waive the sidewalk along Park Road.

After discussion, the Planning Commission approved the sidewalk waiver request.

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: _____

for / BERT HOFFMAN
Margaret Pappas
Deputy Director of Planning and Zoning

CC: McCrory & Williams, Inc