



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 10, 2017

McAleer Properties LP
3729 Dunstan Court
Mobile, AL 36608

Re: 3536 De Sirrah Drive South

(North side of De Sirrah Drive South, 240'± West of West I-65 Service Road North).

Council District 1

SUB-000039-2017

De Sirrah Subdivision

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

At its meeting on May 4, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) **Retention of the right-of-way width along De Sirrah Drive South;**
- 2) **Retention of the 25-foot minimum setback line along De Sirrah Drive South;**
- 3) **Retention of the lot size information in both square feet and in acres;**
- 4) **Retention of the 20' drainage and utility easement;**
- 5) **Retention of the 5' sidewalk, drainage and utility easement;**
- 6) **Placement of a note stating that no structures are to be erected within any easement;**
- 7) **Placement of a note on the Final Plat stating that Lot A is limited to the existing curb cuts to De Sirrah Drive South, with any changes to the size, design and location of the curb-cut to be approved by Mobile Traffic Engineering and conform to AASHTO standards;**
- 8) **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. Add an additional major street name to the vicinity map. C. Show and label each and***

- every Right-Of-Way and drainage easement. GIS indicates easements along the north, east, and west property lines. D. Show and label the delineated wetlands; or, show the NWI wetlands and add the following note – “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. Wetlands shown on this plat are scaled from the NWI data and have not been delineated by this firm or a by a wetlands professional”. 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 Certificate and Signature. 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. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 9) **Compliance with Traffic Engineering comments (Lot A is limited to two curb cuts with size, location and design to be approved by Traffic Engineering and 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.);**
- 10) **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).); and**
- 11) **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 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.

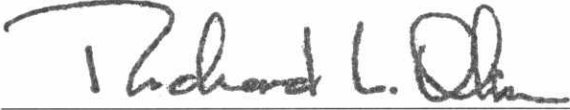
De Sirrah Subdivision

May 10, 2017

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.