



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 24, 2016

Twilley Builders, Inc.
P. O. Box 850669
Mobile, AL 36685

Re: (East terminus of Leighton Place Drive).
Council District 4
SUB2016-00063 (Subdivision)
Leighton Place Subdivision, Phase Two
32 / Lots 4.3 Acres

Dear Applicant(s):

At its meeting on October 20, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) revision of the plat to illustrate lot sizes in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 25' minimum building setback line along all frontages;
- 3) retention of the common area labels and placement of a note on the Final Plat stating that the maintenance of all common areas is the responsibility of the property owners;
- 4) construction, operation and maintenance of the private street to comply with Section VIII.E.2. of the Subdivision Regulations;
- 5) placement of a note on the Final Plat stating that each lot, including the access to the common area, is limited to one curb cut with its size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) placement of a note on the Final Plat stating that, as a condition of the continuation of private street status, the private access gate must remain operational and in use;
- 7) placement of a note on the Final Plat stating that no structures shall be erected in any easements;

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- 8) provision of sidewalks along all new streets within the development at the time of new home construction;
- 9) 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) Provide and label the monument set or found at each subdivision corner. Note #4 indicates that some corners were not found; so something should be set. C) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. D) Provide the Surveyor's Certificate and Signature. E) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) 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. G) Provide the as-built certification form, test reports, etc. and as-built plans for the proposed infrastructure prior to providing a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review. H) The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature. I) Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. J) 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.);
- 10) compliance with Traffic Engineering Comments: (Each lot should be limited to one curb cut to the private road, with design conforming to AASHTO standards.);
- 11) 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).);
- 12) 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).);
- 13) completion of the subdivision process prior to any requests for new home construction; and
- 14) 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.


Leighton Place Subdivision, Phase Two
October 24, 2016

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

cc: Richard L. Patrick, P. L. S.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 24, 2016

Rick Twilley
P. O. Box 650669
Mobile, AL 36685

Re: (East terminus of Leighton Place Drive).
Council District 4
ZON2016-01499 (Planned Unit Development)
Leighton Place Subdivision, Phase Two

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

At its meeting on October 20, 2016, the Planning Commission considered for Planned Unit Development Approval to allow a private street gated subdivision.

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

- 1) revision of the site plan to illustrate lot sizes in both square feet and acres, or the furnishing of a table on the site plan providing the same information;
- 2) retention of the 25' minimum building setback line along all frontages;
- 3) retention of the common area labels and placement of a note on the PUD site plan stating that the maintenance of all common areas is the responsibility of the property owners; all new road construction must comply with Engineering and Traffic Engineering Department requirements;
- 4) placement of a note on the PUD site plan stating that each lot, including the access to the common area, is limited to one curb cut with its size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the PUD site plan stating that, as a condition of the continuation of private street status, the private access gate must remain operational and in use;
- 6) placement of a note on the Final Plat stating that no structures shall be erected in any easements;

- 8) compliance with Engineering Comments: (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) 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, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3) 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. 4) The detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan for the detention facility that is signed and notarized by the Owner(s). 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. 5) 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. 6) The proposed development must comply with all Engineering Department design requirements and Policy Letters.);
- 9) compliance with Traffic Engineering Comments: (Each lot should be limited to one curb cut to the private road, with design conforming to AASHTO standards.);
- 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).);
- 11) 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).);
- 12) provision of two (2) revised PUD site plans to the City Planning and Zoning Department;
- 13) completion of the subdivision process prior to any requests for new home construction; and
- 14) compliance with all applicable codes and ordinances.

Leighton Place Subdivision, Phase Two PUD
October 24, 2016

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: _____

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", is written over a horizontal line.

Richard Olsen

Deputy Director of Planning & Zoning

cc: Ron Twilley
Richard L. Patrick, P.L.S.