



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 23, 2017

Sollie Road Development, LLC
3800 Sollie Road
Mobile, AL 36619

Re: 3201 Sollie Road
(East side of Sollie Road, 60'± South side of Falling Leaf Avenue and 40'± West of Long Leaf Way)
Council District 6
SUB2016-00147 (Subdivision)
Falling Leaf Subdivision, Replat of

Dear Applicant(s):

At its meeting on January 19, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of the labeling of each lot and Common Area with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 2) retention of the note on the Final Plat stating that each lot is limited to a maximum site coverage of 45%;**
- 3) retention of the illustrated street frontage setbacks, the Sollie Road setback and the specific side yard setbacks for all lots;**
- 4) retention of the note on the Final Plat stating that each lot is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) retention of the note on the Final Plat stating that Lots 1 through 21, and Lot 51-A are denied direct access to Sollie Road;**
- 6) retention of the note on the Final Plat stating that maintenance of the Common Areas is the responsibility of the property owners;**
- 7) retention of the note on the Final Plat stating that the maintenance of the private streets is the responsibility of the property owners;**

- 8) retention of the note on the Final Plat stating that the gate must remain operational and in use as a condition of the continuation of private street status;
- 9) retention of the illustration of the 7.5' utility easement along the front of all lots;
- 10) retention of the note on the Final Plat stating that no structures may be constructed or placed within any easements;
- 11) revision of the plat to illustrate the entrance gate feature;
- 12) placement of a note on the Final Plat stating that the Subdivision is limited to 30 developed units if only one access point is provided, or unless the City of Mobile adopts an amendment to the 2012 IFC Appendix D-107 to allow more than 30 dwelling units with only one access point;
- 13) subject to the revised 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. Show and label the adjoining properties that are referenced in the legal description. C. Provide a reference to the recorded subdivision plat. D. Show and label the original lot lines for LOT 51 and LOT 52. E. Show and label the floodway. F. Show and label the existing creek. G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. H. Provide and label the monument set or found at each subdivision corner. I. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J. Provide the Surveyor's Certificate and Signature. K. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. L. Provide a PUBLIC (Dedicated to the City of Mobile) drainage easement along the existing creek to include the floodway; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. M. 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. N. 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. 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 ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including

Owner's (notarized), Planning Commission, and Traffic Engineering signatures.];

- 14) subject to the revised Traffic Engineering comments: (Subdivision is limited to its one access point to Sollie Road via Falling Leaf Avenue, until or unless a second access point is required to meet fire code. Lots 1 through 21 and Lot 51-A are denied access to Sollie Road.);
- 15) subject to the Fire Department comments: [All projects within the City Limits of Mobile shall comply with the adopted City Fire Code and related ordinances (IFC 2012 & appendices). Below are IFC 2012 requirements as related to this project. There may be more requirements than listed below.
503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). 503.2.2 Authority. The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. 503.4.1. Traffic calming devices. Traffic calming devices shall be prohibited unless approved by the fire code official. 503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria: 1. The minimum gate width shall be 20 feet (6096 mm). 2. Gates shall be of the swinging or sliding type. 3. Construction of gates shall be of materials that allow manual operation by one person. 4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective. 5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. 6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location. 7. Locking device specifications shall be submitted for approval by the fire code official. 8. Electric gate operators, where provided, shall be listed in accordance with

UL 325. 9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3. Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.31.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.]; and

- 16) submission to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat.


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

Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Polysurveying and Engineering, Inc.



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Sollie Road Development, LLC
3800 Sollie Road
Mobile, AL 36619

RE: 3201 Sollie Road

(East side of Sollie Road, 60'± South side of Falling Leaf Avenue and 40'± West of Long Leaf Way)

Council District 6

ZON2016-02307 (Planned Unit Development)

Falling Leaf Subdivision, Replat of

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

At its meeting on January 19, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced setbacks, increased site coverage, and a private street residential subdivision.

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

- 1) retention of the labeling of each lot and Common Area with its size in both square feet and acres, or the furnishing of a table on the site plan providing the same information;**
- 2) retention of the note on the site plan stating that each lot is limited to a maximum site coverage of 45%;**
- 3) retention of the illustrated street frontage setbacks, the Sollie Road setback and the specific side yard setbacks for all lots;**
- 4) retention of the note on the site plan stating that each lot is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) retention of the note on the site plan stating that Lots 1 through 21, and Lot 51-A are denied direct access to Sollie Road;**
- 6) retention of the note on the site plan stating that maintenance of the Common Areas is the responsibility of the property owners;**

- 7) retention of the note on the site plan stating that the maintenance of the private streets is the responsibility of the property owners;
- 8) retention of the note on the site plan stating that the gate must remain operational and in use as a condition of the continuation of private street status;
- 9) retention of the illustration of the 7.5' utility easement along the front of all lots;
- 10) retention of the note on the site plan stating that no structures may be constructed or placed within any easements;
- 11) revision of the site plan to illustrate the entrance gate feature;
- 12) placement of a note on the site plan stating that the Subdivision is limited to 30 developed units if only one access point is provided, or unless the City of Mobile adopts an amendment to the 2012 IFC Appendix D-107 to allow more than 30 dwelling units with only one access point;
- 13) subject to the 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 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. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];
- 14) subject to the revised Traffic Engineering comments: (Subdivision is limited to its one access point to Sollie Road via Falling Leaf Avenue, until or unless a second access point is required to meet fire code. Lots 1 through 21 and Lot 51-A are denied access to Sollie Road.);
- 15) subject to the Fire Department comments: [All projects within the City Limits of Mobile shall comply with the adopted City Fire Code and related ordinances (IFC 2012 & appendices). Below are IFC 2012 requirements as related to this project. There may be more requirements than listed below.

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Falling Leaf Subdivision, Replat of PUD
January 23, 2017

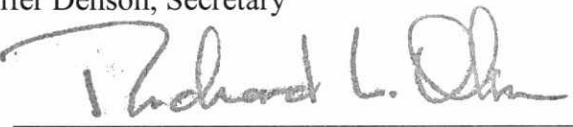
- shall meet the requirements of Section D104.3. Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.31.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.];
- 16) submission to and approval by Planning and Zoning of two (2) copies of a revised PUD site plan prior to signing the Final Plat for the Subdivision; and
- 17) full compliance with all municipal codes and ordinances.

Please note that a Planned Unit Development approval by the Planning Commission expires after one year if no permits are obtained.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: Polysurveying and Engineering, Inc.