



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 27, 2017

Daniel & Leslie Buckley & DLB, LLC
3535 Spring Hill Avenue
Mobile, AL 36608

Re: **3535 Spring Hill Avenue**
(South side of Spring Hill Avenue, extending to the West terminus of Irene Street).
Council District 7
SUB-000321-2017
Buckley Estates Subdivision

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

At its meeting on December 21, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Sections V.D.5, V.D.9., and V.B.14, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) revision of the plat to illustrate dedication sufficient to provide 50' from the centerline of Spring Hill Avenue;
- 2) revision of the plat to illustrate dedication sufficient to provide 25' from the centerline of Irene Street;
- 3) revision of the plat to illustrate the 25' minimum building setback lines along Spring Hill Avenue and Irene Street, adjusted for dedication;
- 4) revision of the plat to illustrate the 12' minimum building setback line along the 33' unopened right-of-way of Dogwood Lane, if approved by the Board of Zoning Adjustment, otherwise a 25' setback is required;
- 5) retention of the lot size in square feet and acres on the Final Plat, or provision of a table providing the same information, adjusted for dedication;
- 6) placement of a note on the Final Plat stating the lot is limited to one (1) curb cut per open street frontage, with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) 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 legible street names to the vicinity map. C) Show and label LOT 45 that is referred to in the written legal description. D) Label the lines drawn parallel to the existing water line. Provide an easement as required by MAWSS. 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) The proposed subdivision appears to receive drainage that will require a drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. Additional width may be required to allow vehicular and equipment access. J) Add a note to the SUBDIVISION PLAT stating the lots will be allowed to add the following amount of impervious area before storm water detention is required: LOT 1 – 4,000 sf. 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 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 ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 8) compliance with Traffic Engineering comments: (Lot is limited to one curb cut per (open) street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 9) 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.));*
- 10) 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).);*
- 11) completion of the Subdivision process prior to any requests for Land Disturbance or Building permits; and,*
- 12) compliance with all applicable Codes and Ordinances.*

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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.

It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department 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 & Zoning

cc: Byrd Surveying, Inc.