



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 21, 2017

Barbara Lipscomb
3535 Lipscomb Landing
Mobile, AL 36693

Re: 3531 & 3535 Lipscomb Landing
(Northeast corner of Lipscomb Landing and River Oaks Drive).
Council District 4
SUB-000250-2017 (Subdivision) (Holdover)
Lipscomb Landing Estates Subdivision

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

At its meeting on November 16, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) revision of the Final Plat to depict "Future Phase Two" area;
- 2) placement of a note on the Final Plat stating that prior to the development of Phase Two, a new Subdivision and Planned Unit Development application will be required;
- 3) revision of the minimum building setback along Lipscomb Landing to be 30';
- 4) illustration of the 25' minimum building setback along the proposed private road;
- 5) placement of a note on the Final Plat stating each lot is limited to one curb cut each, with the exact size, design and location to be approved by Traffic Engineering and comply with AASHTO standards;
- 6) 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. 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. C. Provide legible street names in the vicinity map. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #87) LOTS 1-6 will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. E. 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 that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. F. Show and label all flood zones. 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. 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. M. 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. N. 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. 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 ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 7) compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.)*
 - 8) 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).);*
 - 9) compliance with Fire 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)); and*
 - 10) provision of two copies of the revised PUD site plan prior to the signing of 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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Lipscomb Landing Estates Subdivision

November 21, 2017

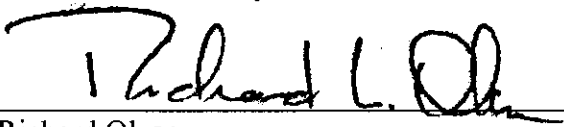
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at marine.karapetyan@cityofmobile.org.

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.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 21, 2017

Barbara Lipscomb
3535 Lipscomb Landing
Mobile, AL 36693

Re: 3531 & 3535 Lipscomb Landing
(Northeast corner of Lipscomb Landing and River Oaks Drive).
Council District 4
PUD-000303-2017 (Planned Unit Development)
Lipscomb Landing Estates Subdivision

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

At its meeting on November 16, 2017, the Planning Commission considered for Planned Unit Development Approval to amend a previously approve Planned Unit Development to allow a private street subdivision.

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

- 1) **placement of a note on the site plan stating that approval is limited to Lots 2, 4, 5, and 6 of Unit One;**
- 2) **placement of a note on the site plan stating that prior to the development of Phase Two, a new Subdivision and Planned Unit Development application will be required;**
- 3) **revision of the minimum building setback along Lipscomb Landing to be 30';**
- 4) **illustration of the 25' minimum building setback along the proposed private road;**
- 5) **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*)**

Lipscomb Landing Estates Subdivision PUD
November 21, 2017

- 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. Each Lot Owner shall be required to submit a Land Disturbance Permit application with the initial construction of a single family dwelling or other impervious surface (shed, driveway, slab, asphalt, gravel, etc.). 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. 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. 7. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 6) compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
 - 7) 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).);*
 - 8) compliance with Fire 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)); and*
 - 9) provision of two copies of the revised PUD site plan prior to the signing of the Final Plat.*

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

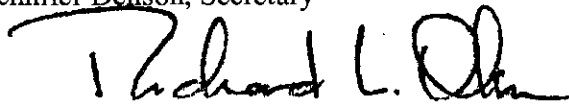
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Richard Olsen
Deputy Director of Planning & Zoning

cc: Byrd Surveying, Inc.