



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 23, 2017

Dewberry | Preble-Rish  
9949 Bellaton Ave.  
Daphne, AL 36526

**Re: North and South side of Pierson Drive, 430'± East of Fenwick Loop West and Northeast corner of Saybrook Boulevard and Morse Loop and South side of Saybrook Boulevard, 35'± East of Morse Loop.**  
County  
**SUB-000075-2017**  
**The Legacy at Saybrook Subdivision, Unit 1A**

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

At its meeting on May 18, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of the 25' minimum building setback line along all street frontages;
- 2) retention of the 15' drainage easement along the rear of Lot 88;
- 3) revision of the plat to illustrate the 10' utility easement on all lot lines adjacent to rights-of-way as per the margin note on the preliminary plat;
- 4) revision of the plat to illustrate the 5' utility easement along all side lot lines as per the margin note on the preliminary plat;
- 5) placement of a note on the Final Plat stating that no structures may be constructed or placed in any easement;
- 6) placement of a 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 Mobile County Engineering and conform to AASHTO standards;
- 7) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 8) correction of the lot size in square feet for Lot 88 from 1,3510 square feet to 13,510 square feet on the Final Plat;

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- 9) placement of a note on the Final Plat stating that the site must comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning and Zoning Department and County Engineering.
- 10) placement of a note on the Final Plat stating that if any lot is developed commercially and adjoins residentially developed property, a buffer must be provided, in compliance with Section V.A.8. of the Subdivision Regulations; and
- 11) compliance with the Fire Department comments: *[Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).]*

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](mailto: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: Saybrook, LLC