



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 13, 2015

D. R. Horton, Inc.
Attn: Tom Poulos, Land Acq. Mgr.
25366 Profit Drive
Daphne, AL 36526

Re: 3404 Bristlecone Drive
(Northwest corner of Bristlecone Drive and Foxtail Drive).
Council District 6
SUB2015-00065 (Subdivision)
Longleaf Gates Subdivision, Phase One, Revised Plat, Resubdivision of Lot 70
1 Lot / 0.3± Acre

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

At its meeting on July 9, 2015, 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) provision of a revised site plan to the Planning Division prior to the signing of the Final Plat;
- 2) retention of the proposed 12.5' front yard building setback line along the common area of the intersection of Foxtail Drive and Bristlecone Drive, retention of the 15' front yard minimum building setback line along Foxtail Drive and Bristlecone Drive, retention of the 10' minimum building setback line along the private alleyway, and retention of the 5' minimum side yard setback line as on the preliminary plat;
- 3) placement of a note stating the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note stating that the lot is limited to one curb cut to Bristlecone Drive;
- 5) placement of a note stating that no structures shall be erected in any easements;
- 6) compliance with Engineering comments (*The following 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,*

**Longleaf Gates Subdivision, Phase One, Revised Plat, Resubdivision of Lot 70
July 13, 2015**

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 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. C) 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. D) Add a signature block for the Traffic Engineer. E) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.)

- 7) placement of a note on the Final Plat to comply with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 8) placement of a note on the Final Plat to comply 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 61-929 and City Code Chapters 57 and 64).);
- 9) placement of a note on the Final Plat to comply 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)).

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

Ms. Jennifer Denson, Secretary

By: _____

Richard Olsen
Deputy Director of Planning

cc: Speaks & Associates Consulting Engineers, Inc.



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July 13, 2015

D. R. Horton, Inc.
Attn: Tom Poulos, Land Acq. Mgr.
25366 Profit Drive
Daphne, AL 36526

Re: 3404 Bristlecone Drive
(Northwest corner of Bristlecone Drive and Foxtail Drive).
Council District 6
ZON2015-01424 (Planned Unit Development)
Longleaf Gates Subdivision, Phase One, Revised Plat, Resubdivision of Lot 70

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

At its meeting on July 9, 2015, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to reduce the front minimum setback for a corner lot to 12.5 feet.

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

- 1) **provision of a revised site plan to City of Mobile Planning Section prior to the signing of the Final Plat;**
- 2) **retention of the proposed 12.5' front yard building setback line along the common area of the intersection of Foxtail Drive and Bristlecone Drive, retention of the 15' front yard minimum building setback line along Foxtail Drive and Bristlecone Drive, retention of the 10' minimum building setback line along the private alleyway, and retention of the 5' minimum side yard setback line as on the preliminary plat;**
- 3) **placement of a note stating the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;**
- 4) **placement of a note stating that the lot is limited to one curb cut to Bristlecone Drive;**
- 5) **placement of a note stating that no structures shall be erected in any easements;**
- 6) **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 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.)

- 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 61-929 and City Code Chapters 57 and 64).*);
- 9) 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).*).

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

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Deputy Director of Planning

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