



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 5, 2016

Stewart Surveying, Inc.  
10930-B Dauphin Island Parkway  
Theodore, AL 36582

**Re: 3590 Pleasant Valley Road**  
**(North side of Pleasant Valley Road, 130'± East of Heritage Drive East).**  
Council District 5  
**SUB2016-00128 (Subdivision)**  
**Bright Beginnings Subdivision**

Dear Applicant(s):

At its meeting on December 1, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) revision of the Final Plat to depict the 25' minimum building setback line;
- 2) retention of the lot size in square feet and acres;
- 3) retention of the right-of-way width of Pleasant Valley Road;
- 4) placement of a note on the Final Plat stating the site is limited to the 2 existing curb-cuts to Pleasant Valley Road Drive with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) compliance with Engineering comments: **"FINAL PLAT 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, 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 signature block for the Owner, Notary*

- Public, Planning Commission, Traffic Engineer, and City Engineer. C. Provide the Surveyor's Certificate. D. 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. E. 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. F. 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. G. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. H. 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.”;*
- 6) compliance with Traffic Engineering comments:** *“Site is limited to its existing curb cuts with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance”;*
  - 7) compliance with 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).”;* and
  - 9) provision of a revised Planning Approval 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 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).


**Bright Beginnings Subdivision**  
**December 5, 2016**

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: David Kirby  
Stewart Surveying



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 5, 2016

Bright Beginnings Academy  
3590 Pleasant Valley Road  
Mobile, AL 36695

**Re: 3590 Pleasant Valley Road**  
**(North side of Pleasant Valley Road, 130'± East of Heritage Drive East).**  
**Council District 5**  
**ZON2016-02224 (Planning Approval)**  
**Bright Beginnings Subdivision**

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

At its meeting on December 1, 2016, the Planning Commission considered for Planning Approval to amend a previously approved Planning Approval to allow a school in a B-1, Buffer-Business District.

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

- 1) **revision of the site plan to depict the 25' minimum building setback line;**
- 2) **depiction of the lot size in square feet and acres or the provision of a table on the site plan depicting the same information;**
- 3) **revision of the site plan to depict a protection buffer compliant with Section 64-4.D of the Zoning Ordinance where the site abuts residential zoned property;**
- 4) **revision of the site plan to depict a note stating garbage will be collected via curb side or that any dumpster will be placed in compliance with Section 64-4.D.9 of the Zoning Ordinance;**
- 5) **placement of a note on the site plan stating the site is limited to the 2 existing curb-cuts to Pleasant Valley Road Drive with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **compliance with Traffic Engineering comments: *"Site is limited to its existing curb cuts with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA***

**Bright Beginnings Subdivision PLA**  
**December 5, 2016**

*handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance".;*

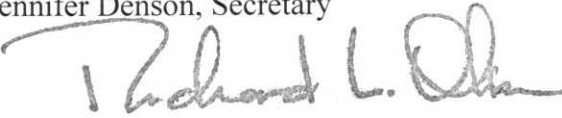
- 7) **compliance with Urban Forestry comments:** *"Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64).";*
- 8) **compliance with Fire comments:** *"All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).";*
- 9) **submission of revised Planning Approval site plan prior to the signing of the Final Plat; and**
- 10) **full compliance with all other municipal codes and ordinances.**

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: John Kirby  
Odom Architects