

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 23, 2020

TBM Investments
352 W. Delwood Dr.
Mobile, AL 36606

Re: **352, 354, 400, and 412 Delwood Dr West and 2559 Delwood Drive South**
(West side of Delwood Drive West, extending to the West terminus of Delwood Drive South).
Council District 5
SUB-001215-2020
Delwood & Delchamps Subdivision, Addition to
Number of Lots / Acres: 5 Lots / 12.6± Acres
Engineer / Surveyor: Stewart Surveying, Inc.

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

At its meeting on March 19, 2020, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) dedication to provide 25' from the centerline of Durande Drive;
- 2) dedication to provide 50' from centerline of Grant Street;
- 3) retain and label the 25' minimum front setbacks along all frontages, adjusted for dedication;
- 4) placement of a note on the Final Plat stating that all lots are denied direct access to Durande Drive;
- 5) retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 6) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement;
- 7) compliance with the 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 and label*

March 23, 2020

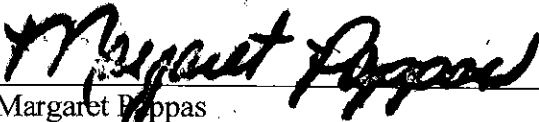
- the monument set or found at each subdivision corner. C. Provide a unique designator for each of the proposed six (6) LOTS. D. Add Bearing and Distance Labels on each of the proposed subdivision boundary that matches the written description. E. Show and label all flood zones within the boundary of the subdivision. F. Revise the MFFE (Minimum Finished Floor Elevation) note to list the correct PROPOSED LOT #. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. 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. I. 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. J. 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. K. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. L. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. M. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. N. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.);*
- 8) *placement of a note on the Final Plat stating the Traffic Engineering comments: (Number, size, location and design of any new curb cuts to be approved by Traffic Engineering and conform to AASHTO standards. Due to the location of the most northern lot (fronting Grant Street) the driveway will need to be located in the westernmost portion of the lot to keep it out of the Grant Street curve radius.);*
- 9) *compliance with the 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); and*
- 10) *compliance with the 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).).*

Delwood & Delchamp – SUB-001215-2020
March 23, 2020

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By:


Margaret Pappas
Deputy Director of Planning and Zoning

cc: Bancroft McMurphy
Carl Dekle
Randy Setterstorm
Davis Pilot
Richard Wilson
Stewart Surveying