



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 26, 2019

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

**Re: South side of Grant Street, 320'± East of Durande Drive**  
Council District 5  
**SUB-000946-2019**  
**Delwood Place Subdivision**

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

At its meeting on July 18, 2019, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission waived Section V.D.3 of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:**

- 1) **dedication and construction of a cul-de-sac turnaround at the end of Durande Drive, to be coordinated with and approved by Engineering, Traffic Engineering, and the Fire Department, prior to recording of the Final Plat;**
- 2) **dedication of adequate right-of-way along Durande Drive to provide 25' from centerline;**
- 3) **depiction of right-of-way along Grant street and if less than 100-feet, dedication of adequate right-of-way to provide 50' of right-of-way from centerline;**
- 4) **revision of the plat to depict the 25' minimum building setback line along all street frontages, after dedication;**
- 5) **retention of the lot sizes in square feet and acres;**
- 6) **placement of a note on the Final Plat stating each lot is limited to one curb-cut with the size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards;**
- 7) **placement of a note on the Final Plat stating no structures shall be constructed or placed within any drainage or utility easements;**

- 8) *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. Revise the ROW width shown on LOT 4-6 to match the ROW shown in the recorded Durande Court 1st Addition subdivision Plat – 35 feet instead of 45 feet. C. Provide recording information showing where and when the 10 foot wide PLANTING STRIP was dedicated to public ROW. D. The east line of the proposed subdivision indicates different CALCULATED bearings along the DELWOOD subdivision and the AF DELCHAMPS subdivision; however, the overall boundary line is CALCULATED to be on the same bearing. How can the newly set property corners exist along two (2) different property line bearings? E. Clarify whether the west property line is RECORD or CALCULATED. F. Revise the written legal description or the bearing and distance labels to match. G. Clearly show and label the bearing and distance of the 10.08 foot section at the southwest corner of LOT 2. H. Dedicate adequate ROW at the south end of Durande Drive for a cul-de-sac. I. Revise “DELCHAMP PROPERTY” to refer to the name of the recorded subdivision. J. 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. K. Revise the flood statement to include X(Unshaded). L. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. M. Add Mobile County Lidar contours as indicated in the note. N. Label the POB. O. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. P. 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. Q. 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. R. 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. S. 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. T. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. U. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. V. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. 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.”;*

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- 9) placement of a note on the site plan stating the following Traffic Engineering comments: *Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.;*
- 10) 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). 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*
- 11) 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).”.*

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.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@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:

  
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Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Mackinnon Thomas B II & Dana  
Stewart Surveying, Inc.