



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 14, 2017

George Hopkins, III & Annie W. Hopkins
2360 Randlett Drive
Mobile, AL 36695

Re: North terminus of Grove Hill Lane
Council District 7
SUB2017-00004
Forest Hill Woods Subdivision, Resubdivision of Lot 2

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

At its meeting on March 9, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of the right-of-way width along Grove Hill Lane;**
- 2) Retention of the 25-foot minimum setback line along Grove Hill Lane;**
- 3) Revision of the 25-foot minimum setback line shown on Lot 2 to be parallel with the front property line;**
- 4) Placement of a note on the Final Plat stating that if Forest Glen Drive North is extended in the future and the applicant further resubdivides the proposed Lots 1 and 2, a minimum setback building line of 25' is required along all provided street frontages;**
- 5) Retention of the lot size information in both square feet and in acres for each lot;**
- 6) Provision of a note stating that no structures are to be erected within any easement;**
- 7) Placement of a note on the Final Plat stating that Lots 1 and 2 are limited to one curb cut each to Grove Hill Lane, with changes to the size, design and location of the curb-cut to be approved by Mobile Traffic Engineering and conform to AASHTO standards;**

- 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. REMOVE THE MOBILE COUNTY ENGINEERING DEPT. NOTE FROM THE PLAT. THE COUNTY ENGINEER NO LONGER SIGNS PLATS WITHIN THE MUNICIPAL LIMITS OF THE CITY OF MOBILE. B. 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. C. Revise the 25 foot MBSL shown on LOT 2 along Grove Hill Lane to be parallel to the front property line. D. Provide and label the monument set or found at each subdivision corner. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. 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. H. 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. I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J. 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 to the Engineering Department.);
- 9) Compliance with Traffic Engineering comments (Each lot is limited to one curb cut with 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).); and
- 11) Compliance with Fire Department comments and placement of a note (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.

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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

Jennifer Denson, Secretary

By: _____

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen

Deputy Director of Planning & Zoning

cc: Polysurveying & Engineering