



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 16, 2022

Mary Ellen Stewart
6219 Donham Court
Mobile, Alabama 36618

Re: 3001 Cottage Hill Road
(Southwest corner of Cottage Hill Road and Farnell Lane).
Council District 5
SUB-002278-2022
The Hillhouse Lite Subdivision
Number of Lots / Acres: 2 Lots / 0.7± Acres
Engineer / Surveyor: Erdman Surveying LLC

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

At its meeting on December 15, 2022, the Planning Commission considered the above referenced Subdivision application.

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

- 1) retention of the right-of-way widths of Cottage Hill Road and Farnell Lane on the Final Plat;
- 2) dedication of the corner radius at the intersection of Cottage Hill Road and Farnell Lane, per Section V.D.6.;
- 3) retention of the 25-foot minimum building setback line along Cottage Hill Road and Farnell Lane, per Section V.D.9.;
- 4) retention of the lot sizes in square feet and acres on the Final Plat;
- 5) 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 the monument set or found at each subdivision corner. C. Provide a written legal description and matching bearing and distance labels for the proposed subdivision boundary. It should not include property that is not included in the proposed subdivision. D. Provide the bearing and distance for the portion of the subdivision boundary that follows the eastern line of LOT 2. E. Provide additional information for the SE corner of LOT 2. What is set or found at the corner? F. Label the different lines along the east subdivision boundary line. G. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 1 to the City of Mobile and list the amount of dedicated acreage and square feet. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #76) LOTS 1 and 2 will share the

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historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control as follows: LOT 1 – 2,500 sf and LOT 2 – NONE. 1. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

- 6) **placement of a note on the Final Plat stating the Traffic Engineering comments:** *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 7) **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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
- 8) **compliance with the Fire-Rescue 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.).*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **five** copies of the recorded plat (including instrument 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.

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:



Margaret Pappas
Deputy Director of Planning and Zoning