



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 4, 2021

Michelle Klein
12760 High Bluff Dr. #280
San Diego, CA 92130

Re: 2820 Spring Hill Avenue
(North side of Spring Hill Avenue, extending from Burton Avenue to Hosfelt Lane).
Council District 1
SUB-001598-2021 (Subdivision)
Burtens Subdivision
Number of Lots / Acres: 1 Lot / 1.4± Acres
Engineer / Surveyor: Rowe Engineering & Surveying

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

At its meeting on June 3, 2021, the Planning Commission considered the above referenced subdivision.

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

- 1) **submittal of a Final Plat is compliance with Section III. of the Subdivision Regulations;**
- 2) **labeling of the lot with its size in both square feet and acres on the Final Plat, revised for any required dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 3) **dedication of a 25-foot corner radius at the intersection of Spring Hill Avenue and Burton Avenue, and at the intersection of Spring Hill Avenue and Hosfelt Lane;**
- 4) **retention of the right-of-way widths of all streets on the Final Plat;**
- 5) **illustration of a 25-foot minimum building setback line along all street frontages on the Final Plat;**
- 6) **illustration of any recorded easements on the Final Plat and inclusion of a note on the Final Plat stating that no structures shall be constructed or placed within any easement without the permission of the easement holder;**
- 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***

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the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Dedicate the corner radius (15' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast and southwest corner of the LOT to the City of Mobile and list the amount of dedicated acreage. C. Show and label all flood zones. New maps went into effect on June 5, 2020. D. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. E. Provide the Surveyor's Certificate. F. Provide the Surveyor's and Owner's (notarized) signatures. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #71) the LOT will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Applicant will need to coordinate with the City Engineering Permitting Department staff to establish the exact amount that the Lot will receive prior to the submittal of the Final Plat for FINAL PLAT review. H. Add a note 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 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 that all existing and 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 that all easements shall remain in effect until vacated through the proper Vacation process. M. 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. N. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 8) placement of a note on the Final Plat stating the Traffic Engineering comments:** *(Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Site is limited to no more than its existing driveways to Hosfelt Lane and Burton Avenue, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 9) 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 [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*

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residential sites in historic districts, and all commercial sites will require a tree removal permit.);

- 10) **compliance with 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). 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.);* and
- 11) **completion of the Rezoning process prior to signing 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 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

Cc: Rowe Engineering & Surveying