



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 14, 2017

First Independent Southern
4410 E. Birchwood Drive
Mobile, AL 36699

Re: 4548 Halls Mill Road & 4410 Birchwood Drive East
(North side of Halls Mill Road, 215'± West of Laughlin Drive, extending to the
South terminus of Birchwood Drive East).
Council District 4
SUB2017-00015
I.M.S. 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 heldover the request until the April 6, 2017 meeting, with revisions due by March 13th, to address the following:

- 1) Submittal of a Planning Approval application;**
- 2) Submittal of a Planned Unit Development application;**
- 3) Dedication sufficient to provide 35' from the centerline of Halls Mill Road;**
- 4) Retention of the 50' wide right-of-way width along Birchwood Drive East;**
- 5) Retention of the 25-foot minimum setback line along both frontages;**
- 6) Retention of the 20' and 35' access easements for ingress and egress to the proposed Lot 2-A;**
- 7) Placement of a note stating that no structures are allowed in any easements;**
- 8) Retention of the lot size information in both the square feet and acres for each lot;**
- 9) Placement of a note on the Final Plat stating that Lot 2-A and Lot 2-B are limited to one shared curb-cut to Birchwood Drive East, and Lot 2-B is limited to no more than its existing two curb cuts to Halls Mill Road, with any changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**

- 10) 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. Provide a graphic scale. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. G. 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. H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. I. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);
- 11) Compliance with Traffic Engineering comments (Lot 2-A and Lot 2-B are limited to one shared curb cut to Birchwood Drive. Lot 2-B is limited to no more than its existing two curb cuts to Halls Mill Road. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The access easement should extend to the east of the new property line and the building setback line adjusted as needed based on the existing configuration of the driveway and the required shared access. New on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 12) 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
- 13) 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).


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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: 
Richard Olsen
Deputy Director of Planning & Zoning

cc: Polysurveying & Engineering