



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 23, 2021

J. Michael Garratt
Mobile County Commission
205 Government Street
10th Floor South Tower
Mobile, AL 3
36644-1600

Re: 3725 Halls Mill Road
 (Northwest corner of I-65 and I-10).
 Council District 4
 SUB-001715-2021
 Lees Lane Subdivision, Phase Two
 Number of Lots / Acres: 1 Lot / 61.4± Acres
 Engineer / Surveyor: Wattier Surveying, Inc.

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

At its meeting on August 19, 2021, the Planning Commission considered the above referenced Subdivision.

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

- 1) **Either dedication to provide 150 feet from the centerline of Interstate 65, or illustration that there is sufficient existing right-of-way;**
- 2) **Depiction of 25' minimum building setback line along all frontages;**
- 3) **Retention of the lot sizes information in both square and in acres on the Final Plat;**
- 4) **Acceptance of Sportsplex Drive right-of-way by the City of Mobile prior to the signing of the Final Plat;**
- 5) **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. *Provide a drainage easement for McCullough Bayou that flows across a portion of LOT A. The extents of the easement will need to be established in conjunction with the City Engineer prior to submitting the Final Plat for review or signature.* C. *Provide a***

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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. D. Provide and label the monument set or found at each subdivision corner. E. Add a signature block for the Owner and Notary Public. F. Provide the Surveyor's and Owner's (notarized) signatures. G. 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. H. 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.);

- 6) Compliance with Traffic Engineering comments: (Site is limited to two curb cuts to Sportsplex Drive.);*
- 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 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, 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.

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Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Margaret Pappas
Deputy Director of Planning and Zoning

Cc: Wattier Surveying Inc.