



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 11, 2016

Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, AL 36606

Re: 2700, 2702 and 2706 Spring Hill Avenue
(Northwest corner of Spring Hill Avenue and Mobile Street).
Council District 1
SUB2015-00146
CEFCO Springhill Mobile Subdivision
1 Lot /1.4± Acre

Dear Applicant(s):

At its meeting on January 7, 2016, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) **Dedication to provide 40' from the centerline of Mobile Street;**
- 2) **Illustration of the 25' minimum building setback line along Springhill Avenue;**
- 3) **Revision of the 20' minimum building setback line along Mobile Street to reflect dedication;**
- 4) **Revision of the plat to provide a dimensioned curb radius in compliance with Section V.D.6. of the Subdivision Regulations.**
- 5) **Placement of a note on the Final Plat stating that the lot is limited to one curb cut to both Springhill Avenue and Mobile Street, with the size, location and design to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;**
- 6) **Revision of the Final Plat to depict the lot size in square feet and in acres;**
- 7) **Compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Show the location, width, and purpose of existing and proposed easements. C. Provide and label the monument set or found at each subdivision corner. D. Provide a legible legend. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. 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. I. 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. 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 development, unless a sidewalk waiver is approved. K. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. L. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 8) *Compliance with Traffic Engineering comments (Springhill Avenue (US Highway 98) is an ALDOT maintained roadway. Site is limited to no more than one curb cut per street frontage, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any 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.);*
- 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 (State Act 61-929 and City Code Chapters 57 and 64. Preservation status is to be given to the 66 inch Live Oak tree. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger. Tree protection barriers shall be placed a distance of 10 feet around the Live Oak prior to land disturbance and during construction activities, and no site development may occur within 5 feet the Live Oak, per Section 64-4.H.5. of the Zoning Ordinance. The 9 overstory trees and 2 understory trees planted for compliance with the 2008 Planned Unit Development must be retained on the site, however, they may be relocated on the site with the appropriate permits. Removal of trees in the right-of-way will require an application to and approval by the Mobile Tree Commission.); and*
- 10) *Placement of a note and 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).); and,*

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- 11) Either submittal of a Planned Unit Development application, or obtain demolition permits for all but one structure 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 Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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: _____



Richard Olsen
Deputy Director of Planning

cc: Sahori Properties IV, LLC
Renwick & Genae Burroughs