



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 10, 2015

Don Williams
P.O. Box 16305
Mobile, AL 36616

Re: 5464 Norden Drive South
(West terminus of Lusanne Drive extending to the West terminus of Norden Drive South)
Council District 7
SUB2015-00003
Springhill Landing Subdivision
14 Lots / 5.6± Acres

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

At its meeting February 5, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) **all new road construction must comply with Engineering Department requirements;**
- 2) **placement of a note on the Final Plat stating that each lot and common area with road frontage is limited to one (1) curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic Engineering;**
- 3) **placement of a note on the Final Plat stating that no structure, including HVAC and similar mechanical equipment, may be built within any easements;**
- 4) **depiction of the 25-foot minimum building setback line from all street frontages and where each lot is a minimum of 60-feet in width, as required by Sections V.D.2. and V.D.9. of the Subdivision Regulations;**
- 5) **labeling each lot with its size in square feet, or placement of a table with the same information;**

- 6) labeling of all common areas, including detention common areas, and placement of a note on the Final Plat stating that the maintenance of the common areas is the responsibility of the property owners;
- 7) provision of sidewalks along all new streets within the development where the construction of new homes will occur;
- 8) compliance with Engineering comments (*The following comments should be addressed prior to review, 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. This comment will require an additional Subdivision Plan review by the Engineering Department. B. 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. C. 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. D. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. E. Show and label all flood zones. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. 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. L. Show the recording information for the vacated Norden Dr. S. right-of-way. M. Complete the ROW Vacation process for Norden Dr. S. N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 9) compliance with Fire comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.*);

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- 10) compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);**
- 11) compliance with 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).*);**
- 12) submission of a revised PUD site plan prior to the signing of the Final Plat;**
- 13) finalization of the vacation process prior to the signing of the Final Plat; and**
- 14) completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction.**

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

Ms. Jennifer Denson, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Willson McClelland
Sawgrass Consulting



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 10, 2015

Don Williams
P.O. Box 16305
Mobile, AL 36616

Re: 5464 Norden Drive South
(West terminus of Lusanne Drive extending to the West terminus of Norden Drive South)
Council District 7
ZON2015-00011
Springhill Landing Subdivision
Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced side yard setback and increased site coverage.

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

At its meeting on February 5, 2015, the Planning Commission considered for Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow reduced side yard setback and increased site coverage.

After discussion, the Planning Commission approved the above referenced application, subject to the following condition:

- 1) depiction and labeling of the front (25 feet +), side (5 feet) and rear (8 feet) setbacks for all lots, with the exception of Lot 1 which will have a side yard setback on the South boundary of 8 feet, and Lot 13, which will have a side yard setback on the East boundary of 8 feet, and for Lots 2, 6, 7 and 11, where the side yard setback on one side shall match the width of the proposed drainage and utility easements, where the easements are greater than 5 feet;
- 2) depiction of the 25-foot minimum building setback line from all street frontages and where each lot is a minimum of 60-feet in width;
- 3) labeling of the maximum site coverage allowed for all lots, with Lots 1-3 and 11-13 to be 35%, and Lots 4-10 to be 40%;
- 4) labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 5) revision of the site plan to depict and label the provision of a six-foot high wooden privacy fence placed along the rear of Lots 2-8, where they

about the floodway and drainage easement for Twelve Mile Creek, to be constructed as each lot is developed, subject to Engineering approval due to possible drainage issues;

- 6) all new road construction must comply with Engineering Department requirements;
- 7) placement of a note on the site plan stating that each lot and common area is limited to one (1) curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic Engineering;
- 8) placement of a note on the site plan stating that no structure, including HVAC and similar mechanical equipment, may be built within any easements;
- 9) labeling of all common areas, including detention common areas, and placement of a note on the site plan stating that the maintenance of the common areas is the responsibility of the property owners;
- 10) provision of sidewalks along all new streets within the development, on the side of the street where new homes will be constructed (excludes common area and lot with existing house);
- 11) compliance with Engineering comments (*According to the FEMA flood map information, this property is located within a Special Flood Hazard Area (Twelve Mile Creek Floodway). You will need to show and label the flood hazard area(s) on your plat and plans. Also, you will need to list the Minimum Finished Floor Elevation (MFFE) for each of the proposed Lots that are located within the SFHA. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 4. The proposed stormwater detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for the construction shall include a Maintenance and Inspection Plan signed and notarized by the Owner(s). This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of*

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February 10, 2015

- Occupancy. 5. The proposed development must comply with all Engineering Department Policy Letters.)*
- 12) compliance with Fire comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.*);**
 - 13) compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);**
 - 14) compliance with 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).*);**
 - 15) compliance with Zoning Ordinance restrictions regarding items within side yard setbacks (*Ordinary projections of sills, belt courses, cornices, buttresses, eaves, and similar architectural features, and necessary mechanical features may project not more than two (2) feet into any yard.*);**
 - 16) submission of a revised PUD site plan prior to the signing of the Final Plat;**
 - 17) completion of the Subdivision process prior to any request for permits for new home-related land disturbance or construction; and**
 - 18) compliance with all other municipal codes and ordinances.**

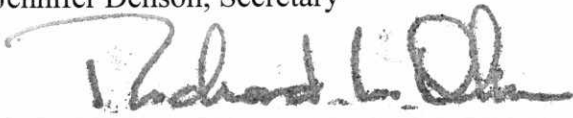
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Sincerely,

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