



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION  
\*\*\*CORRECTED\*\*\*

August 8, 2018

City of Mobile Board of Water and Sewer Commissioners  
4725 Moffett Road  
Mobile, AL 36608

**Re: 1751 Boltz Lane**  
(Southeast corner of Boltz Lane and Pleasant Avenue).  
Council District 1  
**SUB-000577-2018 (Subdivision)**  
**Boltz Lane Subdivision, Resubdivision of Lots 1 & 2**

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

At its meeting on July 19, 2018, 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) revision of the plat to depict the total lot size area in both square feet and acres;
- 2) revision of the plat to depict dedication of right-of-way sufficient to provide 25' from centerline of Pleasant Avenue;
- 3) revision of the plat to depict 50' setback from centerline of Boltz Lane, in-lieu of right-of-way dedication;
- 4) revision of the 25' minimum building setback line to reflect dedication along Pleasant Avenue;
- 5) placement of a note on the plat stating the lot is limited to the existing curb-cuts with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) placement of a note on the plat stating there shall be no structures placed within any easements;

- 7) 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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 1 to the City of Mobile, and list the amount of dedicated acreage. C. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. D. Show and label the MFFE (Minimum Finished Floor Elevation) LOT 1. E. Show and label each and every Right-Of-Way and easement. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Provide a 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. I. 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. J. 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. 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 new development or construction, unless a sidewalk waiver is approved. L. Add a note to the plat stating that all 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. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. O. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.";
- 8) compliance with Traffic Engineering comments: "Site is limited to its existing curb cuts with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards";  
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)."; and
- 9) compliance with Fire comments: "All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012

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*International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)."*

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](mailto:planning@cityofmobile.org).

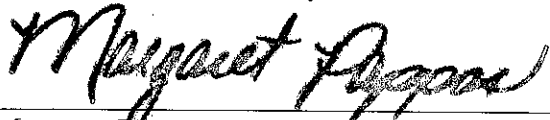
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas

Deputy Director of Planning and Zoning

cc: Mobile Infirmary Association  
CH2M/Jacobs  
McCrory and Williams



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 31, 2018

City of Mobile Board of Water & Sewer Commissioners  
4725 Moffett Road  
Mobile, AL 36618

Re: **1751 Boltz Lane**  
(Southeast corner of Boltz Lane and Pleasant Avenue).  
Council District 1  
**PA-000578-2018 (Planning Approval)**  
**Boltz Lane Subdivision, Resubdivision of Lots 1 & 2**

Dear Applicant(s):

At its meeting on July 19, 2018, the Planning Commission considered Planning Approval to allow a sanitary sewer tank and lift station in an R-1, Single-Family Residential District.

**After discussion, the Planning Commission adopted the following Findings of Fact for Approval of the Planning Approval request:**

- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located.

**The approval is subject to the following conditions:**

- 1) revision of the site plan to depict the total lot size area in both square feet and acres;
- 2) revision of the site plan to depict dedication to provide 25' from centerline of Pleasant Avenue;
- 3) revision of the site plan to depict dedication to provide 50' from centerline of Boltz Lane;

- 4) revision of the 25' minimum building setback line;
- 5) placement of a note on the site plan stating the lot is limited to the existing curb-cuts with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) placement of a note on the site plan stating there shall be no structures placed within any easements unless approved the easement owner(s) or associated with the function and purpose of the easement;
- 7) revision of the site plan to depict frontage trees and a vegetative buffer to be planted along Pleasant Ave to serve as a protective buffer;
- 8) compliance with Engineering comments: *"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 and paving 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. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. 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 Occupancy. 5. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters";*
- 9) compliance with Traffic Engineering comments: *"Site is limited to its existing curb cuts with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards";*
- 10) 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)."; and*
- 11) compliance with Fire 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)."*

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**July 31, 2018**

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: \_\_\_\_\_

  
Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Mobile Infirmary Association, Inc.  
McCrory & Williams



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July 31, 2018

City of Mobile Board of Water and Sewer Commissioners  
4725 Moffett Road  
Mobile, AL 36608

Re: **1751 Boltz Lane**  
(Southeast corner of Boltz Lane and Pleasant Avenue),  
Council District 1  
**SUB-SW-000576-2018 (Sidewalk Waiver)**  
**City of Mobile Board of Water & Sewer Commissioners**

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

At its meeting on July 19, 2018, the Planning Commission considered your request for a sidewalk waiver along Pleasant Avenue.

**After discussion, the Planning Commission denied the request to waive construction of a sidewalk along Pleasant Avenue.**

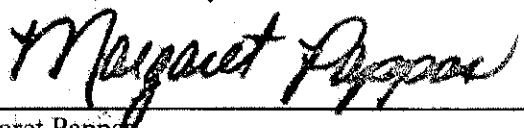
If you have any questions regarding this action, please call this office at (251) 208-5895.

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By:

  
Margaret Pappas  
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