

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 08, 2013

Papillion Enterprises, LLC
Attn: James L. Busby
1000 Cody Rd. S, Ste A
Mobile, AL 36695

Re: Case #SUB2013-00030 (Subdivision)
Snowden Place Subdivision
6103 Cottage Hill Road
(North side of Cottage Hill Road, 110'± East of Christopher Drive).
52 Lots / 13.3± Acres

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

At its meeting on May 2, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **compliance with Engineering Comments:** *(The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 4. 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). 5. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation*

Control and Storm Water Runoff Control. 6. A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.);

- 2) **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 granted for all 50” and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the proposed street should also be coordinated with Urban Forestry to ensure that no trees 50” and larger are effected.);*
- 3) **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);*
- 4) **compliance with Section VIII.E.2.c. through Section VIII.E.2.k. of the Subdivision Regulations**, including the provision of notes on the plat, covenants, and certification letter from a licensed engineer;
- 5) **placement of a note on the plat and site plan** stating that the gate must remain operational and in use as a condition of the continuation of private street status;
- 6) **retention of the note on the Final Plat** regarding maintenance of all common areas by property owners;
- 7) **placement of a note on the plat** stating that each lot is limited to one (1) curb-cut onto the private street and denied direct access to Cottage Hill Road, and that the overall site is limited to two (2) access points as shown, with the location, size, and design to be approved by Traffic Engineering and comply with AASHTO standards;
- 8) **depiction of the 40-foot setback line** from Cottage Hill Road, and the 15-foot setback line along the private street;
- 9) **placement of a note on the Final Plat** stating that each lot is limited to the site coverage depicted on the table on the plat, and will apply to the sum of all structures on each lot;
- 10) **placement of a note on the Final Plat** stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and,
- 11) **provision of and approval of a revised PUD site plan** to the Planning Section of Urban Development prior to the signing of the Final Plat.

Snowden Place Subdivision

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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 (DXF or DWG – AutoCAD 2007 compatible) 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 travisz@cityofmobile.org.

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

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Truland Homes, LLC
The Coleman Engineering Group of McCrory & Williams, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

May 08, 2013

Papillion Enterprises, LLC
Attn: James L. Busby
1000 Cody Rd. S, Ste A
Mobile, AL 36695

Re: Case #ZON2013-00866 (Planned Unit Development)
Snowden Place Subdivision
6103 Cottage Hill Road
(North side of Cottage Hill Road, 110'± East of Christopher Drive).
Planned Unit Development Approval to amend a previously approved Planned Unit Development to change sideyard setbacks to 5-feet.

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

At its meeting on May 2, 2013, the Planning Commission considered for Planned Unit Development the site plan to change sideyard setbacks to 5-feet.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) completion of the Subdivision process;**
- 2) revision of the site plan to no longer depict structures that have been or will be demolished as part of the redevelopment of the site.**
- 3) compliance with Engineering Comments: *(The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 4. 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). 5. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 6. A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work.);*
- 4) 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 granted for all 50” and larger trees. All work under the canopies is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. Exact curb cut locations and location of the proposed street should also be coordinated with Urban Forestry to ensure that no trees 50” and larger are effected.);*
 - 5) 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);*
 - 6) provision of the eleven proposed frontage trees along Cottage Hill Road, to be coordinated with Urban Forestry;**
 - 7) provision of a 6’ high wooden privacy fence where the site adjoins existing R-1 zoned properties (East, North and West);**
 - 8) placement of a note on the site plan stating that each lot is limited to one (1) curb-cut onto the private street and denied direct access to Cottage Hill Road, and that the overall site is limited to two (2) access points as shown, with the location, size, and design to be approved by Traffic Engineering and comply with AASHTO standards;**
 - 9) compliance with Section VIII.E.2.c. through Section VIII.E.2.k. of the Subdivision Regulations, including the provision of notes on the site plan (as shown), covenants, and certification letters from a licensed engineer;**
 - 10) placement of a note on the site plan stating that the gate must remain operational and in use as a condition of the continuation of private street status (as shown);**
 - 11) depiction of the 40-foot setback line from Cottage Hill Road, and the 15-foot setback line along the private street;**

- 12) inclusion of a note on the site plan stating that each lot is limited to the site coverage depicted on the table on the site plan, and will apply to the sum of all structures on each lot;**
- 13) placement of a note on the revised site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 14) provision of and approval of a revised PUD site plan to the Planning Section of Urban Development prior to the signing of the Subdivision plat; and**
- 15) full compliance with all other municipal codes and ordinances.**

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Truland Homes, LLC

The Coleman Engineering Group of McCrory & Williams, Inc.