



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 26, 2016

Preble-Rish, LLC
c/o Steven Pumphrey
9949 Belleton Avenue
Daphne, AL 36526

Re: 1753 Spring Hill Avenue
(Southwest corner of Spring Hill Avenue and Mobile Infirmary Boulevard).
Council District 1
SUB2016-00020
Springhill-Louiselle Subdivision, Resubdivision of Lot 1
2 Lots / 1.5± Acre

Dear Applicant(s):

At its meeting on April 21, 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) retention of the 25' minimum building setback line on the Final Plat;
- 2) revision of the plat to remove any dedication of right-of-way, if dedication is not required;
- 3) revision of the lot sizes in square feet and acres, as necessary for condition number 2;
- 4) placement of a note on the Final Plat stating no structures shall be constructed or placed in any easements;
- 5) placement of a note on the Final Plat stating that both Lots 1A and 1B are limited to their existing curb-cuts to Spring Hill Avenue, and Lot 1A should be additionally limited to one curb-cut to Mobile Infirmary Boulevard, with any changes to the size, location and design to be reflected in any approved PUD site plan, and to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards;
- 6) 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. Provide a legible vicinity map with street names. C. Revise the Flood Certificate and the drawing per FEMA LOMR Case # 11-04-2597P (3-12-2012). D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #72) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. F. 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. G. It is recommended that the applicant provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.”;*
- 7) *compliance with Traffic Engineering comments: “Spring Hill Avenue (US Highway 98) is an ALDOT maintained roadway. Lot 1A and 1B are limited to no more than their existing shared curb cuts on Spring Hill Avenue, with size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Lot 1A is also limited to one curb cut to Mobile Infirmary Boulevard, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.”;*
 - 8) *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 2015-116 and City Code Chapters 57 and 64).”;*
 - 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 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).” and*
 - 10) **Provision of a revised PUD site plan, if necessary, prior to the signing of 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.

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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: Gulf Health Properties, Inc.