



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 18, 2014

Thompson Engineering  
2970 Cottage Hill Road STE 190  
Mobile, AL 36606

**Re: Case #SUB2014-00032**  
**Infirmiry Foundation Spring Hill Subdivision**  
1806 Spring Hill Avenue  
(North side of Springhill Avenue, 405'± West of Mobile Infirmiry Boulevard).  
1 Lot / 3.7± Acres

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

At its meeting on April 17, 2014, 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) **placement of a note on the final plat stating that a buffer in compliance with Section V.A.8. of the Subdivision Regulations will be required;**
- 2) **placement of a note on the Final Plat stating the lot is limited to two curb-cuts onto Spring Hill Avenue, with the size, design, and location to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;**
- 3) **retention of the 25' minimum building setback line on the Final Plat;**
- 4) **retention of the lot size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 5) **placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species.**
- 6) **compliance with Engineering comments: *“The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 27 - #72) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water***

## **Infirmary Foundation Subdivision Spring Hill**

**April 18, 2014**

*Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. B. 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. C. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information; D. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Add a note that the easternmost driveway curb cut (vacant) shall be removed, the middle driveway curb cut (east side of circular drive) shall be replaced with a commercial curb cut, and any cracked or broken sidewalk panels will be required to be replaced at time of development. F. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.”;*

- 7) **compliance with Traffic Engineering comments:** *“Spring Hill Avenue is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards.”;*
- 8) **compliance with Urban Forestry:** *“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 buildings, street, and internal circulation drive should also be coordinated with Urban Forestry to ensure that no trees 50” and larger are effected.”; and*
- 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. ”*

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.

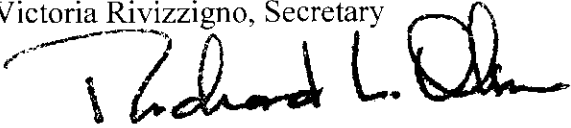
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

**Infirmary Foundation Subdivision Spring Hill**  
**April 18, 2014**

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: Infirmary Foundation, Inc.