



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 6, 2015

Preble-Rish, LLC
9949 Bellaton Ave
Daphne, AL 36526

Re: 3496 Halls Mill Road
(North side of Halls Mill Road, 60'± West of West I-65 Service Road South).
Council District 4
SUB2015-00023
Golden Glow Farms Subdivision, Resubdivision of Lots 7-9
2 Lots / 6.6± Acres

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

At its meeting April 2, 2015, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to either indicate a current and compliant 35' from the centerline of Halls Mill Road, or dedication to provide 35' from the centerline of Halls Mill Road;
- 2) placement of a note on the Final Plat stating that Lot A is limited to its existing curb cuts and Lot B is limited to one-curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) revision of the plat to label each lot with its size in both square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 4) revision of the plat to illustrate the 25' minimum building setback line along Halls Mill Road, as measured from any required dedication;
- 5) subject to the Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. B. Add a note*

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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. C. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) *subject to the Traffic Engineering comments: (Lot A is limited to its existing curb cuts and Lot B is limited to one-curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 7) *subject to the 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*
- 8) *subject to the Fire Department 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 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: Fed 1, LLC