



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 02, 2014

Springhill Restaurant, LLC
9 Du Rhu Drive, Suite 335
Mobile, AL 36608

Re: Case #SUB2014-00037
AHEPA 310-V11 Subdivision, Resubdivision of Lot 1
6500 Cottage Hill Road
(North side of Cottage Hill Road, 675'± West of Hillcrest Road).
2 Lots / 3.4± Acres

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

At its meeting on May 01, 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) dedication to provide 50' from the centerline of Cottage Hill Road, if necessary;
- 2) retention of the 25' minimum building setback line, adjusted for any required dedication;
- 3) retention of the lot size in square feet and acres;
- 4) placement of a note stating the development is limited to one shared curb-cut with the size, location and design of all curb cuts is to be approved by Traffic Engineering and conform to AASHTO standards subject to an approved Planned Unit Development;
- 5) placement of a note that no structures shall be constructed in any easement;
- 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 a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. 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. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. D. 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 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.);**
- 8) **compliance with Traffic Engineering comments (Lots A and B are limited to one shared curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);**
- 9) **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).);**
- 10) **submission of an application for an Administrative Planned Unit Development prior to any request for site development permits; and**
- 11) **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, if any, prior to the issuance of any permits or land disturbance activities.**

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.

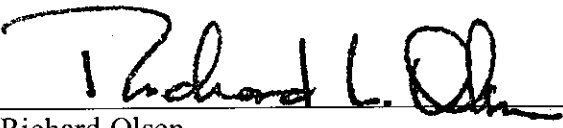
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Rowe Surveying