



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 #SUB2014-00031
MIB Subdivision
120 & 130 Mobile Infirmary Drive
(East side of Mobile Infirmary Drive, 345'± South of Spring Hill Avenue).
3 Lots / 1.6± Acre

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 waived Section V.D.1, V.D.2 and V.D.3 of the Subdivision Regulations tentatively approved the above referenced subdivision subject to the following conditions:

- 1) the submission of a rezoning application prior to the signing of the Final Plat for all lots;
- 2) any development of Lot 1 that proposes cross access or shared access with adjacent properties are to go through the appropriate PUD & Subdivision process;
- 3) placement of a note on the Final Plat stating that Lots 1 through 3 are limited to a total of two curb-cuts onto Mobile Infirmary Boulevard, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) labeling of the right-of-way width of Mobile Infirmary Boulevard;
- 5) illustration of the 25' minimum building setback line as measured from the Mobile Infirmary Boulevard right-of-way edge on the Final Plat;
- 6) illustration of the 75' rear yard setback from the east property lines to accommodate the proposed major street;
- 7) the labeling of each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;

- 8) placement of a note on the Final Plat stating no structures shall be constructed or placed in any easements;
- 9) 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;
- 10) 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. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - # 74) the Three (3) Lots will receive historical credit of impervious area towards storm water detention requirement per the Storm Water 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. C. 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. D. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. E. Show and label all flood zones. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Show and label each and every Drainage Easement. H. Provide and label the monument set or found at each subdivision corner. I. Provide the Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. J. 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.”;*
- 11) compliance with Traffic Engineering comments: *“Lots 1-3 are limited to a total of two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any additional development will require modifications to existing +/- 125’ curb cut along the proposed Lots 2 & 3 to meet City standards.”;*
- 12) 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)” ;*
- 13) 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.”; and*

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- 14) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for floodplain issues, 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.

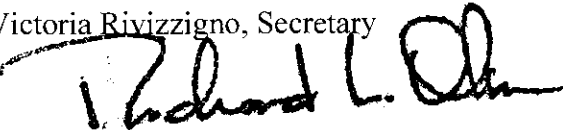
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Infirmiry Health System