

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 17, 2009

PAB, LLC
2090 Schillinger Road
Mobile, AL 36695

Re: Case #SUB2009-00099 (Subdivision)
Revised Springhill Place Subdivision
West side of Bishop Lane North, 100'± North of Broadway Street (not open).
8 Lots / 2.8± Acres

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

At its meeting on July 16, 2009, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the Final Plat stating that all lots within the development are limited to one curb cut each with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **labeling of the lot size in square feet and the maximum site coverage (35%) of each lot, or a table provided furnishing the same information, on the Final Plat;**
- 3) **provision of submitting two copies of the revised PUD site plan prior to signing of the Final Plat; and**
- 4) **placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

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 (DXF or DWG – AutoCAD 2007 compatible) 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; and,

Revised Springhill Place Subdivision

July 17, 2009

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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: Speaks & Associates, Consulting Engineers, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 17, 2009

PAB, LLC
2090 Schillinger Road
Mobile, AL 36695

Re: Case #ZON2009-01597 (Planned Unit Development)

Revised Springhill Place Subdivision

West side of Bishop Lane North, 100'± North of Broadway Street (not open).
Planned Unit Development Approval to allow reduced side yard setbacks.

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

At its meeting on July 16, 2009, the Planning Commission considered for Planned Unit Development the site plan to allow reduced side yard setbacks.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) labeling of the lot size in square feet and the maximum site coverage (35%) of each lot, or a table provided furnishing the same information, on the PUD site plan;**
- 2) placement of a note limiting each lot to one curb cut; and**
- 3) provision of submitting two copies of the revised PUD site plan prior to signing of the Final Plat.**

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: Speaks & Associates, Consulting Engineers, Inc.