



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 18, 2017

John Cannon  
5675 Riverview Point Drive East  
Theodore, AL 36582

Re: **East terminus of Kipling Trace**  
County  
**SUB-000203-2017**  
**Oaks of Fowl River Subdivision, Resubdivision of**  
4 Lots / 12.2± Acres

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

At its meeting on October 5, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion and with a waiver of Section V.D.1. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) Placement of a note on the final plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Mobile County Engineering and comply with AASHTO standards;
- 2) Placement of a note on the final plat stating that there shall be no future subdivision of any lot to create additional lots, however, subdivision to adjust interior lot lines between lots is allowed;
- 3) Depiction of the minimum building setback line where each lot is at least 60 feet in width;
- 4) Compliance with Engineering comments (*Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.* );

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- 5) **Compliance with Fire comments (*Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*); and**
- 6) **Compliance with all applicable local, state and federal environmental laws regarding wetlands, floodplains, endangered species, etc.**

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

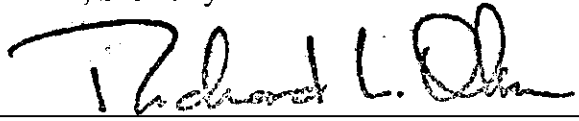
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning & Zoning

cc: Southside Properties, LLC  
Polysurveying & Engineering