



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 22, 2016

William Jefferson Terry, Jr.
3559 Riviere Du Chien Road
Mobile, AL 36693

Re: 3200 Riviere Du Chien Road
(South and West sides of Riviere Du Chien Road, 215'± South of Riviere Du Chien Road West).
Council District 4
SUB2015-00145
Percy-Terry Subdivision, Resubdivision of
2 Lots / 18.4± Acres

Dear Applicant(s):

At its meeting on January 21, 2016, the Planning Commission considered the above referenced subdivision.

After discussion and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:

- 1) retention of the lot sizes in both square feet and acres on the Final Plat;
- 2) retention of the building setback line for each lot on the Final Plat;
- 3) placement of a note stating that both lots are limited to one curb cut each to Riviere Du Chien Road, with their sizes, locations, and designs to be approved by Mobile County Engineering, and conform to AASHTO standards;
- 4) compliance with Engineering comments: (The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A) Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Review the written legal description to see if an additional bearing and distance should be inserted near the SE corner of LOT B between the end of the meanderings of the creek and the OTF (1/2" Open Top Pipe Found). C) Review the need for a witness monument(s) along Halls Mill Creek and the channel up to the existing boat

**Percy-Terry Subdivision, Resubdivision of
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- house. D) Provide and label the monument set or found at the SE corner of LOT B, southwest of the OTF subdivision corner. E) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. G) 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. H) Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. I) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 5) compliance with Traffic Engineering comments: (Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
 - 6) 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).);
 - 7) compliance with Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).).

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

Jennifer Denson, Secretary

By: _____


Richard Olsen
Deputy Director of Planning

cc: Robert E. Percy
Wattier Surveying, Inc.