



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 16, 2017

Stewart Surveying, Inc.
10930B Dauphin Island Parkway
Theodore, AL 36582

Re: **4870 & 4900 Bass Drive**
(Northeast corner of Bass Drive and Perch Drive at the North terminus of Striped Drive).
County
SUB-000112-2017
River Bend Estate Subdivision

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

At its meeting on June 15, 2017, the Planning Commission considered the above referenced subdivision application.

After discussion, 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 there shall be no future subdivision of the site until Bass Drive is improved in width and paved in asphalt to Mobile County Engineering standards;**
- 2) placement of a note on the Final Plat stating the lot is limited to its existing curb cuts to Bass Drive, with any changes in their sizes, locations or designs to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 3) retention of the 5' dedication along Bass Drive as shown on the plat submitted;**
- 4) retention of the 25' minimum building setback line along all street frontages;**
- 5) retention of the lot's size in square feet and acres on the Final Plat;**
- 6) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;**

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June 16, 2017

- 7) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 8) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *"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."*; and
- 9) compliance with Fire Department comments: *"Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC.)"*

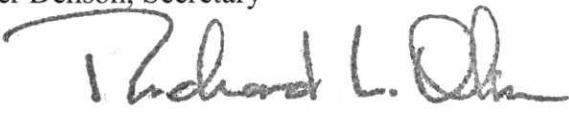
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within 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.

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: Gary M. & Cynthia Wittmann