

CITY OF MOBILE

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

November 13, 2013

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CITY CLERK
LISA LAMBERT

Raymond C. Lee
7883 Delta Woods Drive
Bay Minette, AL 36507

Re: Case #SUB2013-00101 (Subdivision)
O'Fallon and O'Fallon First Addition Subdivision
West side of McFarland Drive, 290'± South of Hamilton Creek Drive.
Number of Lots / Acres: 52 Lots / 19.4± Acres

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

At its meeting on November 7, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) *revise site data table on the plat to reflect the correct number of total lots;*
- 2) *revise notes on the plat to reflect the correct lot numbers that are denied direct access to McFarland Road;*
- 3) *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. New public roads shall be constructed and paved to standards for County Maintenance, and accepted by Mobile County, while new private roads shall be constructed and paved to minimum County or Subdivision Regulation standards, whichever are greater";*
- 4) *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.";*
- 5) *placement of a note on the 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.*
- 6) *approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities; and*
- 7) *full compliance with all other municipal codes and ordinances.*

O'Fallon and O'Fallon First Addition Subdivision
November 13, 2013

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.

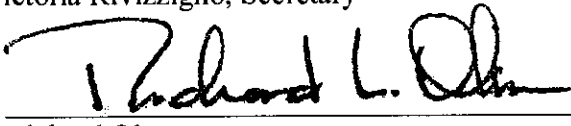
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Austin Engineering Company, Inc.