



# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

August 7, 2012

SAMUEL L. JONES  
MAYOR

OFFICE OF THE CITY COUNCIL  
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LISA C. LAMBERT

Iain and Rhonda A. Frost  
435 Dykes Road S  
Mobile, AL 36608

**Re: Case #SUB2012-00042 (Subdivision)**  
**Iain Frost Subdivision**  
435 Dykes Road South  
(East side of Dykes Road, 160'± South of Turmac Road)  
**Number of Lots / Acres:** 4 Lots / 5.4± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
County

Dear Applicant(s):

At its meeting on August 2, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that Lots 1 – 3 are limited to one curb-cut each, that Lot 4 is limited to two curb-cuts, and that the size, design, and location of all curb-cuts are to be approved by Mobile County Engineering and to comply with AASHTO standards;
- 2) placement of a note on the Final Plat stating that there shall be no future subdivision of Lot 4;
- 3) compliance with the Fire Department 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."*
- 4) 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;
- 5) placement of a note on the Final Plat stating that new development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;

- 6) placement of a note on the Final Plat stating that new development of the site must be undertaken in compliance with all local, state, and federal regulations regarding wetlands; and,
- 7) placement of a note on the Final Plat stating that new development must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile Stormwater and Flood Control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile Stormwater and Flood Control ordinances prior to the issuance of any permits.

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](mailto: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: Polysurveying of Mobile Inc.