

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 19, 2011

Smith, Kolb and Associates, LLC  
P.O. Box 7082  
Spanish Fort, AL 36577

**Re: Case #SUB2011-00080**  
**River Road Park Subdivision**  
(South side of Dog River Road, 730'± South of Rabbit Creek Road)  
**Number of Lots / Acres:** 3 Lots / 30.1± Acres  
**Engineer / Surveyor:** Hunter C. Smith  
County

Dear Applicant(s):

At its meeting on August 18, 2011, the Planning Commission waived Sections V.D.1. and V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to label each lot with its size in acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) illustration of the 35' minimum building setback line along Dog River Road for all lots;
- 3) revision of the plat to also illustrate a 25' minimum building setback line on Lot C as measured from the rear lot line for Lot A;
- 4) placement of a note on the Final Plat stating that any future subdivision of Lot C will require additional road frontage via construction of a road or roads into Lot C;
- 5) placement of a note on the Final Plat stating that each lot is limited to two curb-cuts to Dog River Road, with a curb-cut on the "flagpole" of Lot C counting as one of its allowed curb-cuts, with the location, size, and design of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;
- 6) placement of a note on the Final Plat stating that the approval of all applicable federal, state, and local environmental agencies for flood plain and wetlands issues would be required prior to the issuance of any permits or land disturbance activities;

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- 7) placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species;
- 8) 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; and,
- 9) placement of a note on the Final Plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.

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: T. Vance McCown  
David Carrington  
John Patrick Courtney, III  
Hunter C. Smith, P.L.S.