



CITY OF MOBILE

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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

September 11, 2013

CITY CLERK
LISA LAMBERT

Andrew L. Smith
3601 Springhill Business Park, Suite 102
Mobile, AL 36608

Re: Case #SUB2013-00082
Chickamauga Subdivision

West side of Riviere Du Chien Road extending to the East terminus of Lloyd Station Road.

Number of Lots / Acres: 2 Lots / 36.3± Acres

Engineer / Surveyor: Polysurveying-Engineering – Land Surveying
Council District 4

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

At its meeting on September 5, 2013, the Planning Commission waived Sections V.D.3 and V.D.1 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) illustration of the 25' minimum building setback line, with the setback line for Lot 2-B revised to be located at the end on the pole;
- 2) illustration of the lot sizes in square feet and acres;
- 3) illustration of 30' from the centerline of Riviere Du Chien Road, with dedication if necessary;
- 4) illustration of the 50' wide access road which runs through the proposed Lot 2-B and any associated easements;
- 5) compliance with Engineering comments (The following comments should be addressed prior to acceptance and signature by the City Engineer: Provide all of the required information on the Plat (i.e. signatures, written legal description, required notes). Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Provide a written legal description for the proposed subdivision and matching bearing and distance labels. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. Add a note to the Plat stating that the approval of all applicable federal, state, and

- local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.);
- 6) compliance with 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.);
 - 7) placement of a note stating that there will be no further subdivision of the proposed Lot 2-B until such a time as a road is constructed to city standards to provide access to any future lots;
 - 8) placement of a note on the Final Plat limiting each lot to one curb cut each to Riviere Du Chien Road, with the size, design, and location of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards;
 - 9) 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; and
 - 10) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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.

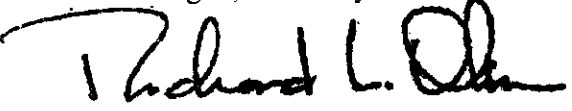
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Polysurveying of Mobile, Inc.
Du Chien Corp.