

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 11, 2013

Made You Look Properties, LLC  
4964 Audubon Drive  
Mobile, Alabama 36619

**Re: Case #SUB2013-00002**  
**Evergreen Gardens Subdivision, Unit No. 2, Resubdivision of Lot 237**  
South side of Higgins Road, 630'± East of Todd Acres Drive  
2 Lots / 1.0± Acre

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

At its meeting on March 7, 2013, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that each lot is limited to one (1) curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) **depiction of the 25-foot minimum building setback line, to allow for future dedication as required by Section V.D.9. of the Subdivision Regulations;**
- 3) **the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;**
- 4) **compliance with Engineers comments: 1. *Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).* 2. *Provide a signature block and signature from the Traffic Engineering Department.* 3. *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).***
- 5) **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;**
- 6) **approval of all applicable federal, state and local agencies for flood plain issues prior to the issuance of any permits or land disturbance activities;**

- 7) Placement of a note on the 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; and
- 8) full compliance with all other municipal codes and ordinances.

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: Byrd Surveying, Inc.